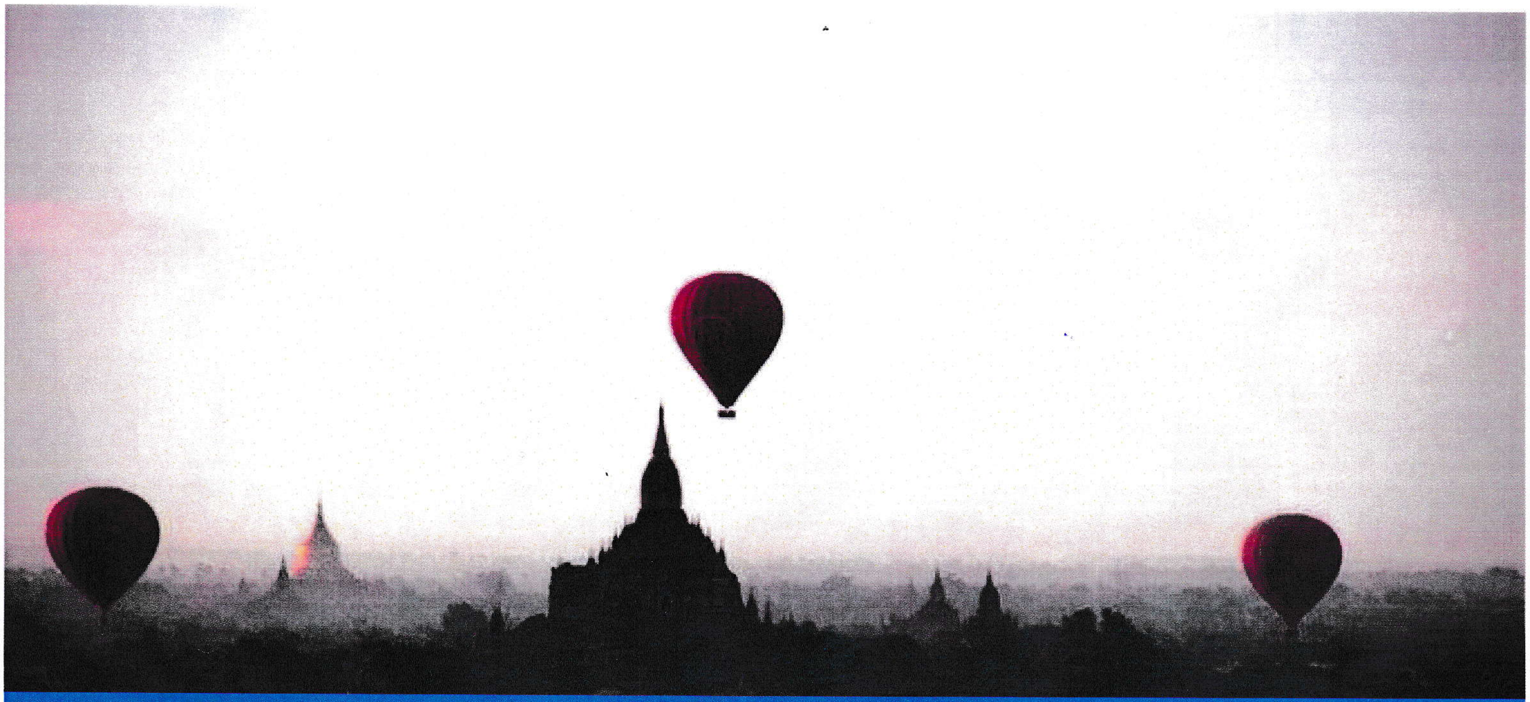

RIVERSIDE BAGAN LIMITED

MRIC ENDORSEMENT

RIVERSIDE HOTEL & RETAIL PROJECT

Riverside Bagan LIMITED

MIC Endorsement

RIVERSIDE HOTEL & RETAIL PROJECT
INVESTMENT AND CAPITAL

Sr No.	Particular	Equity			
1	2	3			
		Kyats	US$	Convert Kyats	Total Kyats
1	In Cash		450,580		
2	Preliminary Establishment Material (Local)		53,348		
3	Building Development Materials (Local)		537,918		
4	Building Development Materials (Import)		1,783,850		
5	Jetty and Boat Mooring Facilities (Import)		90,842		
6	Hotel Facilities (Import)		341,295		
7	Project Management & Design Fees		842,176		
8	Land Lease (50 years x USD 10,000 per year)		500,000		
	TOTAL		**4,600,009**		

Foreign direct investment period = 2 years

နိုင်ငံခြားမတည်ရင်းနှီးငွေယူဆောင်လာမည့်ကာလ = (၂) နှစ်

Riverside Bagan Limited

RIVERSIDE HOTEL & RETAIL PROJECT

2. Preliminary Establishment Materials

Sr.	Description	Qty.	Unit	Unit Rate (USD)	Local Purchase (USD)
A	**Preliminary Establishment Materials (Local Purchase)**				
A.1	Portable Water Tank	1	LS	88	88
A.2	Machine Spare Spart	1	LS	34	34
A.3	30 yard Plastic	1	LS	3	3
A.4	Camera - 1 Nos	1	LS	276	276
A.5	Construction material purchase	1	LS	3,359	3,359
A.6	Bamboo (250 ks x 40 nos)	1	LS	7	7
A.7	Timber raw material purchase	1	LS	2,892	2,892
A.8	Mobile phone handset for site used	1	LS	62	62
A.9	Construction Material Procurement	1	LS	558	558
A.10	Building La Hlar 1 construction	1	LS	727	727
A.11	La Har resort fitting & accessories	1	LS	44	44
A.12	Hand set and top up Bill (for Site Use)	1	LS	197	197
A.13	Purchase of Switch	1	LS	1	1
A.14	Purchase of site office facilities	1	LS	66	66
A.15	purchase of Testek,Rubber,Cup,Chain Main	1	LS	33	33
A.16	2' & 4' Lamp	1	LS	148	148
A.17	Glue and accessories	1	LS	100	100
A.18	purchase of Cement , Rice , Diesel ,etc..	1	LS	82	82

Riverside Bagan Limited

MIC Endorsement

A.19	purchase of 4"Patar	1	LS	6	6
A.20	purchase construction material	1	LS	11	11
A.21	Fire Extinguisher (8 kg)	1	LS	15	15
A.22	Machine Spare parts	1	LS	35	35
A.23	Building La Hlar # 2 & Toilet construction	1	LS	882	882
A.24	Construction of wet well	1	LS	110	110
A.25	Plug & Valve	1	LS	12	12
A.26	Bamboo Mat (10' x 6')	1	LS	545	545
A.27	UPS Pro Link 1200 VA	1	LS	45	45
A.28	Cement Bag	1	LS	702	702
A.29	Belt 3 Ton 3 M	1	LS	32	32
A.30	Cable Wire 2Cx2.5mm2 Cu/PVC/PVC	1	LS	187	187
A.31	Ply Wood (8' x 4' ,18 mm) (Black)	1	LS	641	641
A.32	Roofing (Zinc Sheet 7'x 180 sheet) with Nail & screw	1	LS	1,066	1,066
A.33	Pounding Stone	1	LS	13	13
A.34	HDPE Pipe & Fitting	1	LS	1,274	1,274
A.35	20A,2P Isolator Switch Legrand	1	LS	77	77
A.36	Fuel	1	LS	25,581	25,581
A.37	Sandbag & Rope	1	LS	3	3
A.38	Iron Plate (8' x 4',3mm)	1	LS	480	480
A.39	Chain Pipe Clip	1	LS	11	11
A.40	Tarpaulin Sheet (2 Roll)	1	LS	393	393
A.41	JJ Pun Hollow Block (390 x 190 x 190)mm - 500 nos	1	LS	388	388

Riverside Bagan Limited

MIC Endorsement

A.42	Canon IR2520 Copier & Toner (1 Set)	1	LS	1,286	1,286
A.43	Delivery Charges for Copier & Paper	1	LS	48	48
A.44	A3 & A4 Paper (5 Pck each)	1	LS	33	33
A.45	Computer for Site office (Dell Desktop Core i3 , UPS , Monitor & Printer)	1	LS	576	576
A.46	Belt Rope (5 M x 4no , 3 M x 4no , 1 M x 8no)	1	LS	208	208
A.47	Steel Tape 30M (1 No)	1	LS	9	9
A.48	Tower Army (20 Nos)	1	LS	26	26
A.49	Gravel (3 Sud)	3	Sud	178	534
A.50	River Shingle (coarse)	5	Sud	256	1,282
A.51	KMN - Panel and Accessories (1 Set)	1	LS	38	38
A.52	0.5 Tee , 1" Tee & 1" 45 Elbow (12 Each)	1	LS	10	10
A.53	4"X4" Join Box & 12mm Clip	1	LS	13	13
A.54	2C x 2.5 mm2 Cable - 1 coin & Waterproof frame, ballast light	1	LS	99	99
A.55	12 V DC Water Pump (5 Nos)	1	LS	112	112
A.56	AE Paper Holder (3 Pcs)	1	LS	29	29
A.57	381 Chain (2 Nos)	1	LS	29	29
A.58	Bolt & Nut (624 x 39)	1	LS	18	18
A.59	Extension cord	1	LS	4	4
A.60	Sharp Iron	1	LS	14	14
A.61	Concrete Nail (65 x 39)	1	LS	2	2
A.62	Pipe (4160 x 39)	1	LS	119	119
A.63	Engine Oil & Pipe (2662 x 39)	1	LS	76	76

A.64	Hammer , Pipping , Scissor	1	LS	133	133
A.65	Office Safe Box	1	LS	283	283
A.66	Bamboo String (550 X 39)	1	LS	16	16
A.67	Air-Con Sharp (16000 X 39)	1	LS	457	457
A.68	Ladder (7100 X 39)	1	LS	203	203
A.69	Office Table , Chair (3000 x 39)	1	LS	86	86
A.70	Printer Table (400 x 39)	1	LS	11	11
A.71	Pipe (6490 x 39.3)	1	LS	187	187
A.72	Tube well formation	1	LS	5,189	5,189
A.73	Food supply incl. drinking water	1	LS	1,035	1,035
	Total Materials Cost (to be purchased locally)				**53,348**

3. Building Development (Local Purchase)

Sr.	Description	Qty.	Unit	Unit Rate (USD)	Local Purchase (USD)
B	**Building Development (Local Purchase)**				
B.1	Tile floor	189	m2	25	4,725
B.2	Toilet wall partition	72	m	85	6,120
B.3	Toilet door	36	nr	350	12,600
B.4	Ventilation fan	36	nr	41	1,476
B.5	LED ceiling light	70	nr	40	2,800
B.6	Flush seat (American standard)	36	nr	85	3,060
B.7	Hand shower	36	nr	8	288
B.8	Paper Holder (suction lock)	36	nr	8	288
B.9	Basin + Stand (American standard)	36	nr	55	1,980
B.10	Mirror	36	nr	15	540
B.11	Urinary Bowl (American Standard)	4	nr	60	240
B.12	Shower head	36	nr	35	1,260
B.13	Soap Rack (Suction Lock)	36	nr	13	468
B.14	Towel Hanger	36	nr	15	540
B.15	Towel Ring	36	nr	10	360
B.16	Double Swing Door	8	nr	650	5,200
B.17	Kitchen Counter	1	LS	80	80

B.18	AMD Pioneer water Tank (15 m3 x 3, 45 m3 x 1, 70 m3 x 1)	1	LS	17,583	17,583
B.19	Conventional Water Treatment Plant	1	LS	20,340	20,340
B.20	110mm HDPE Pipe PN 10	800	m	11	8,800
B.21	90mm HDPE Pipe PN 10	600	m	8	4,800
B.22	Valve & Accessories	1	LS	10,000	10,000
B.23	32mm HDPE Pipe PN 10	100	m	2	200
B.24	5M3 GRP Tank	2	nr	2,900	5,800
B.25	32mm PPR Pipe	390	m	3	1,170
B.26	200 KVA Generator (FPT Brand)	2	nr	31,692	63,384
B.27	Main Switch Board	1	nr	10,000	10,000
B.28	Change Over Switch, 400A , 4P	2	nr	3,000	6,000
B.29	4C X 50mm2 CU/XLPE/PVC Cable	300	m	39	11,700
B.30	3C X 6mm2 CU/PVC/PVC Cable	1700	m	5	8,500
B.31	4C X 35mm2 CU/XLPE/PVC Cable	750	m	28	21,000
B.32	SUB DB	4	nr	400	1,600
B.33	Water Treatment Sub MSB	1	nr	5,000	5,000
B.34	1" PVC Conduit Pipe CL 8.5	265	nr	4	1,060
B.35	2" PVC Conduit Pipe CL 8.5	80	nr	9	720
B.36	PVC Pipe Fitting	1	LS	3,500	3,500
B.37	Cable Lug & Accessories	1	LS	1,000	1,000
B.38	1C X 120mm2 CU/XLPE/PVC Cable	150	m	22	3,300

B.39	Fitting and accessories	1	LS	11,458	11,458
B.40	40 M3/day BioFilter	1	nr	40,000	40,000
B.41	Grease Trap	1	nr	4,000	4,000
B.42	Eco Pressure Pump	3	nr	13,080	39,240
B.43	4" PVC Pipe CL 8.5	175	nr	25	4,375
B.44	6" PVC Pipe CL 8.5	75	nr	75	5,625
B.45	63mm HDPE Pipe PN 10	815	m	4	3,260
B.46	1000 litres FRB Tank With Sewage Pump	10	LS	3,000	30,000
B.47	Precast Foothpath panel	167	m	21	3,507
B.48	Site Boundary fence (3m height metal fence)	600	m	75	45,000
B.49	Cement	1,059,623	kg	-	93,247
B.50	River Shingle (fine)	2,023	cft	1	1,274
B.51	Supply of Stones	630	m2	15	9,450
	Total Building Development Materials Cost (to be purchased locally)				**537,918**

4. Building Development (Import Purchase)

Sr.	Description	Qty.	Unit	Unit Rate (USD)	Import Purchase (USD)	H S Code
B	**Building Development (Import Purchase)**					
B.52	Air-conditioner (12,000Btu,Daikin)	36	nr	480	17,280	8415
B.53	Air-Conditioner (9,000Btu,Daikin)	6	nr	400	2,400	8415
B.54	Roof	1,912	m2	100	191,200	7308
B.55	Stair	5	m	2,100	10,500	8302
B.56	Corridor	320	m	95	30,400	90019090
B.57	Toilet Room	36	nr	850	30,600	76101000
B.58	Shower Room	1	LS	44,230	44,230	39229000
B.59	Room Partition	36	nr	85	3,060	9403
B.60	Concrete pad under pipe line	1	LS	90,945	90,945	84749000
B.61	Bolts (1 cm)	93,256	nr.	0	10,258	73181500
B.62	Magnetic screws	3,620	nr	0	471	7318
B.63	5-Plywood(8'x4') and Jungle Wood	1	LS	6,795	6,795	94038900
B.64	Nail	365	lb	1	365	741510
B.65	Reinforcement Steel (various size)	208	ton	527	109,616	72042900
B.66	Binding Wire	3,080	lb	1	3,080	8311
B.67	Precast stiffener beam and column	1	LS	18,565	18,565	39211390
B.68	Door Frames	36	nr	17	619	940151
B.69	Timber Doors	36	nr.	586	21,099	8302
B.70	Slate Bricks(8"x4")	100,274	pc	0.4	40,110	96099010
B.71	Timber flooring	2,100	m2	161	338,100	3214
B.72	Pre-Fabricated Wall Planks	2,100	m2	110	231,000	841510
B.73	Timber Bedframe	36	nr.	549	19,764	8201

B.74	Adjustable Downlight (D1)	144	nr.	20	2,880	85365041
B.75	Wall Lamp (D2)	72	nr.	100	7,200	851313
B.76	Downlight (D3)	48	nr.	70	3,360	85365041
B.77	Ceiling Fan	35	nr.	48	1,680	85361091
B.78	1 Gang 1 way switch	274	nr.	7	1,918	853650
B.79	15A 3Pin Switch Socket Outlet (WP)	132	nr.	11	1,452	853650
B.80	13A 3Pin Multi Switch Socket Outlet	611	nr.	10	6,110	853650
B.81	Shaver Socket	45	nr.	16	720	85365099
B.82	1.5mm2 Cu/PVC Cable	18,690	m	0.3	5,607	84812020
B.83	2.5mm2 Cu/PVC cable	24,935	m	0.4	9,974	84812020
B.84	Conduit Pipe	15,393	m	0.3	4,618	84812020
B.85	8Way DB Box	45	nr.	13	585	85365041
B.86	40A 2P MCB	45	nr.	21	945	85365041
B.87	40A 2P ELCB	45	nr.	37	1,665	85365041
B.88	20A 1P MCB	241	nr.	3	723	85365041
B.89	EWC (medium)	45	nr.	330	14,850	85361091
B.90	Hand Spray	55	nr.	37	2,035	85361091
B.91	L - valve (two valve)	55	nr.	9	495	85361091
B.92	Basin (made RC)	95	nr.	190	18,050	392210
B.93	Basin Mixer Tap	85	nr.	88	7,480	392210
B.94	Basin Single Tap	55	nr.	33	1,815	84818091
B.95	Basin waste	95	nr.	7	665	39221010
B.96	P - Trap (steel)	95	nr.	30	2,850	39221010
B.97	L - valve (one way)	190	nr.	8	1,520	84811011
B.98	Shower Mixer (standard)	85	nr.	623	52,955	39221010
B.99	Flexible pipe (steel)	280	nr.	3	840	73053110
B.100	Floor Trap	140	nr.	24	3,360	39221010

B.101	Fitting , Valve & Accessories	1	LS	18,659	18,659	84811011
B.102	Ø 100mm UPVC Pipe	340	m	3	1,020	39171090
B.103	Ø 80mm UPVC Pipe	550	m	2	1,100	39171090
B.104	Ø 50mm UPVC Pipe	317	m	1	317	39171090
B.105	Ø 32mm UPVC Pipe	354	m	1	354	39171090
B.106	Ø 80mm Clean Out Plug	48	nr.	3	144	64011000
B.107	Ø 100mm Clean Out Plug	48	nr.	6	288	64011000
B.108	Pipe Support Work	1	LS	4,593	4,593	84511000
B.109	Ø 32mm PPR Pipe	296	m	3	888	39171090
B.110	Ø 25mm PPR Pipe	696	m	2	1,392	39171090
B.111	Ø 20mm PPR Pipe	1,309	m	1	1,309	39171090
B.112	Ø 15mm PPR Pipe	475	m	1	475	39171090
B.113	Ø 25mm PPR Gate Valve	48	m	4	192	84812010
B.114	Ø 20mm Copper Pipe	650	m	10	6,500	74111000
B.115	Ø 15mm Copper Pipe	430	m	5	2,150	74111000
B.116	Ø 20 mm Gate Valve	180	nr	10	1,800	84812010
B.117	Ø 20 mm Check Valve	90	nr	12	1,080	84813010
B.118	15 Liter Heater	40	nr	117	4,680	84191110
B.119	Bracket	90	nr	15	1,350	8302
B.120	Fitting , Valve & Accessories	86	nr	9	774	8302
B.121	Terrazzo	85	cft	40	3,400	68109990
B.122	Plastic Strip	1,292	ft	0	52	38220010
B.123	Metal Railing to Step and Pool around	56	m2	234	13,104	8302
B.124	Wood Pole (Small)	40	m2	1,099	43,960	4404
B.125	Pendent Light (Standard)	4	nr.	110	440	7016
B.126	4mm2 Cu/PVC(Water Heater)	420	m	1	420	8419
B.127	20mm Conduit Pipe	768	m	0	253	391740

B.128	25mm Conduit Pipe	84	m	0	34	391740
B.129	16Way DB Box	1	nr.	22	22	391740
B.130	Corridor Lighting Fiture	55	nr.	37	2,035	391740
B.131	20mm Flexible Pipe	50	m	0	11	391740
B.132	EWC (standard)	8	nr.	256	2,048	391740
B.133	Shower Mixer (A-6110.978.903 AS)	4	nr.	256	1,024	7324
B.134	Paper Holder	15	nr.	37	555	9403
B.135	Soap Dispender	8	nr.	37	296	3924
B.136	Tower Rail	4	nr.	48	192	73249000
B.137	Hook	4	nr.	18	72	8302
B.138	Ø 40mm UPVC Pipe	30	m	1	30	391740
B.139	30 Liter Heater	4	nr	139	556	8516
B.140	Earth filling material	22	m3	3	66	39269099
B.141	Short Column with Magma Tiles	22	nr.	13	286	39269099
B.142	Short Columns reinforcement concrete	22	nr.	129	2,838	68109900
B.143	Ceramic Tiles	5,400	nr.	11	59,400	6907
B.144	Timber Post (6"x6") - 4m ht	11	nr.	191	2,101	4421
B.145	Timber Post (6"x6") - 5m ht	11	nr.	230	2,530	4421
B.146	Timber Railing	24	m	51	1,224	94036000
B.147	Bamboo Sunshade	36	m2	43	1,548	46019200
B.148	Bamboo Folding Divider Wall	42	m2	48	2,016	46019200
B.149	Supply of Teak Shingle Roof	500	m2	218	109,000	73089090
B.150	Pendent Light (Medium)	1	nr.	132	132	9405
B.151	4 x 4' T5 LED Fluorescent Lamp	16	nr.	38	608	9405
B.152	Downlight (standard)	16	nr.	18	288	9405
B.153	2 x 2' T5 LED Fluorescent Lamp	10	nr.	13	130	9405
B.154	Supply & Installation of Ceiling Fan	5	nr.	73	365	84145120

B.155	Exhaust Fan (Wall Type)	4	nr.	19	76	8414
B.156	2 Gang 1 way switch	9	nr.	8	72	85139030
B.157	15A 3Pin Switch Socket Outlet	35	nr.	10	350	848120
B.158	20 Way DB Box	1	nr.	28	28	85429000
B.159	63A 2P MCB	1	nr.	26	26	85429000
B.160	63A 2P ELCB	1	nr.	44	44	85429000
B.161	16A 1P MCB	6	nr.	3	18	85429000
B.162	Steel Sink (Double Bowl)	1	nr.	264	264	73241000
B.163	Steel Sink Tap	1	nr.	88	88	73241000
B.164	Soap Dispender	2	nr.	37	74	8413
B.165	Decoration Trees (Landscaping/nursery/decorative trees)	100	nr.	659	65,900	9405
B.166	Turfing	10,000	m2	4	40,000	39269099
	Total Building Development Materials Cost (to be Imported)				**1,783,850**	

5. Jetty & Boat Mooring Facilities (Import Purchase)

Sr.	Description	Qty.	Unit	Unit Rate	Import Purchase	HS Code
				(USD)	(USD)	
C	**Jetty & Boat Mooring Facilities (Import purchase)**					
C.1	Jetty & Boat Mooring Facilities (Pack)	1	nr	90,842	90,842	95062900
	Total Materials for Jetty & Boat Mooring (Import Purchase)				**90,842**	

လှေများ၊ မော်တော်များဆိုက်ကပ်ရန်အတွက် ဆိပ်ခံဖောတံတားနှင့် လိုအပ်သောပစ္စည်းများဖြစ်ပါသည်။

6. Hotel Facilities (Import Purchase)

Sr.	Description	Qty.	Unit	Unit Rate (USD)	Import Purchase (USD)	H S Code
D	**Hotel Facilities (Import Purchase)**					
D.1	Kitchen equipment	1	Lot	95,190	95,190	84198120
D.2	Restaurant furniture and equipment	1	Lot	23,683	23,683	94033090
D.3	Guestroom furniture and equipment	1	Lot	141,092	141,092	94036000
D.4	Housekeeping equipment	1	Lot	5,057	5,057	94033090
D.5	Laundry equipment	1	Lot	18,812	18,812	84513090
D.6	Lobby furniture and equipment	1	Lot	6,802	6,802	94033090
D.7	Spa furniture and equipment	1	Lot	16,597	16,597	94033090
D.8	IT equipment	1	Lot	4,787	4,787	95030030
D.9	Office supplies	1	Lot	2,568	2,568	94035090
D.10	Engineering parts & furniture	1	Lot	2,848	2,848	84669390
D.11	Security equipment	1	Lot	1,240	1,240	8513
D.12	Uniforms	77	Nr	75	5,786	62052000
D.13	Transportation (Club Cars)	2	Nr	8,417	16,833	87031010
	TOTAL Hotel Facilities (Import Purchase)				**341,295**	

7. Project Management & Design Fees

Sr	Description		Fees	Total
1	**Design Fees**			**350,176**
	Schematic Drawings	20%	70,035	
	Tender Drawing	30%	105,053	
	Construction Drawing and Review	50%	175,088	
2	**Project Management Fees**			**328,000**
3	**Quality Surveyor Fees**			**164,000**
		Total		**842,176**

Riverside Bagan Limited

MIC Endorsement

Riverside Hotel & Retail Project

Building Requirements

Sr. No.	Particulars	Measurement (Sq.ft)	No. of Unit	Value ($)	Remark
1	Lobby/Lounge/Front Office (ဧည့်ကြိုခန်း၊ ဧည့်သည်နားနေခန်း)	15,724	1	905,843.40	2 storey
2	Retail/F&B/Back of House (ဈေးဆိုင်ခန်းများ၊ စားသောက်ခန်း၊ ဝန်ထမ်းများရုံးခန်း)	15,981	1	920,648.91	2 storey
3	Spa (ကျန်းမာရေးနှင့်အလှအပထိန်းသိမ်းရေး)	2,831	1	163,090.99	1 storey
4	Hotel Back of House (ဝန်ထမ်းများရုံးခန်း)	1,722	1	99,202.64	2 storey
5	River View Villas (မြစ်ရှုခင်းတည်းခိုဆောင်)	5,167	3	297,665.53	double room (2 storey)
6	Garden View Villas (ဥယျာဉ်ရှုခင်းတည်းခိုဆောင်)	10,333	6	595,273.46	double room (2 storey)
7	Retail/Shop (ဈေးဆိုင်ခန်းများ)	4,088	1	235,505.46	2 storey
	Total	**55,847**	**14**	**3,217,288.00**	

Note: The Construction Period of the project is 2 years.

မှတ်ချက်။ SPA နှင့်တွဲလျက် အလျား ၃၂ ပေ၊ အနံ ၈၂ ပေ၊ အနက် ၅ ပေ ရှိသော ရေကူးကန် (၁) ခု ကို ဧရာဝတီမြစ်အားမျက်နှာမူပြီး ထည့်သွင်းတည်ဆောက်မည်ဖြစ်ပါသည်။

RIVERSIDE BAGAN LIMITED

MIC Endorsement

RIVERSIDE HOTEL & RETAIL PROJECT

SERVICE TO BE RENDERED

Sr No	Particular	River View Villa	Garden View Villa	Total Rooms
1	Ground Floor (21.4' x 26.2' x 10.8')	6	12	18
2	First Floor (21.4' x 26.2' x 11.8')	6	12	18
	TOTAL ROOM	**12**	**24**	**36**

<u>ROOM TYPE</u>	<u>ROOMS</u>	<u>Remark</u>
1. River View Villa	12	Deluxe (Twin/Double)
2. Garden View Villa	24	Deluxe (Twin/Double)
	36	

RIVERSIDE BAGAN LIMITED

Sr No		Particular	A/U	Year-1	Year-2	Year-3	Year-4	Year-5	Year-6	Year 7 ~30
1		**Total No of Room**	**Room**	**36**	**36**	**36**	**36**	**36**	**36**	**36**
	1	River View Villa	Room	12	12	12	12	12	12	12
	2	Garden View Villa	Room	24	24	24	24	24	24	24
2		No. of Earning Days	Day	365	365	365	365	365	365	365
3		High Season	Months	6	6	6	6	6	6	6
4		Low Season	Months	6	6	6	6	6	6	6
3		High Season Occupancy Rate (in US$)	%	50%	70%	80%	80%	80%	80%	80%
4		Low Season Occupancy Rate (in USS)	%	25%	40%	50%	50%	50%	50%	50%
5		Income in Food & Beverage	% of Rev	20%	20%	20%	20%	20%	20%	20%
6		Income from others	% of Rev	25%	25%	25%	25%	25%	25%	25%
7	A	**Annual Average Room Rate (US $)**								
	1	High Season	US$/ room	300	300	300	300	300	300	300
	2	Low Season	US$/ room	200	200	200	200	200	200	200
	B	**Income from Room**		1,314,000	1,905,300	2,233,800	2,233,800	2,233,800	2,233,800	2,233,800
		High Season	US $	985,500	1,379,700	1,576,800	1,576,800	1,576,800	1,576,800	1,576,800
		Low Season	US $	328,500	525,600	657,000	657,000	657,000	657,000	657,000
	C	**Income from Food & Beverage**	US $	262,800	381,060	446,760	446,760	446,760	446,760	446,760
	D	**Income from others**	US$	328,500	476,325	558,450	558,450	558,450	558,450	558,450
		Total Income in US$		**1,905,300**	**2,762,685**	**3,239,010**	**3,239,010**	**3,239,010**	**3,239,010**	**3,239,010**

Note: High Season: October to March
Low Season: April to September

Riverside Bagan Limited

MIC Endorsement

RIVERSIDE HOTEL & RETAIL PROJECT

Employees Recruitment Plan (100 % Local Employment)

No	Department	No. of Staff	Salary (Kyats)	Salary (Kyats)	Salary (Kyats)
			Month	Monthly	Yearly
1	**General Manager**	1	2,000,000	2,000,000	24,000,000
1	**Front Office Department**				
	1. Front Office Manager	1	600,000	600,000	7,200,000
	2. Supervisor	1	300,000	300,000	3,600,000
	3. Receptionist	3	175,000	525,000	6,300,000
	4. Bellboy	3	150,000	450,000	5,400,000
	5. Security Supervisor	1	200,000	200,000	2,400,000
	6. Security	3	150,000	450,000	5,400,000
	7. Driver	2	175,000	350,000	4,200,000
2	**Food & Beverage Department**				
	1. F&B Manager	1	600,000	600,000	7,200,000
	2. Supervisor	1	300,000	300,000	3,600,000
	3. Bartender	2	175,000	350,000	4,200,000
	4. Waiter/Waitress	8	150,000	1,200,000	14,400,000
3	**Housekeeping Department**				
	1. Housekeeping Manager	1	700,000	700,000	8,400,000
	2. Supervisor	1	400,000	400,000	4,800,000
	3. Room Attendant	8	150,000	1,200,000	14,400,000
4	**Kitchen**				
	1. Executive Chef	1	1,500,000	1,500,000	18,000,000
	2. Sous Chef	1	800,000	800,000	9,600,000
	3. Demi Chef	1	400,000	400,000	4,800,000
	4. Commis 1	2	200,000	400,000	4,800,000
	5. Commis 2	2	180,000	360,000	4,320,000
	6. Commis 3	2	145,000	290,000	3,480,000
	7. Steward	2	145,000	290,000	3,480,000
	8. Dishwasher	1	145,000	145,000	1,740,000
	9. Canteen Cook	1	145,000	145,000	1,740,000
5	**Maintenance & Engineering**				
	1. Chief Technician	1	500,000	500,000	6,000,000
	2. Assistant Technician	1	300,000	300,000	3,600,000
	3. Technician	2	200,000	400,000	4,800,000

Riverside Bagan Limited

MIC Endorsement

6	**HR and Finance** 1. HR and Finance Manager 2. HR Executive 3. Accountant 4. Cashier	 1 1 1 1	 1,600,000 400,000 600,000 350,000	 1,600,000 400,000 600,000 350,000	 19,200,000 4,800,000 7,200,000 4,200,000
7	**General Worker** 1. Gardener 2. General Worker	 2 1	 250,000 145,000	 500,000 145,000	 6,000,000 1,740,000
	Total	**61**		**18,750,000**	**225,000,000**

Salary Range

The maximum salary = 2,000,000 MMK

The minimum salary = 145,000 MMK

THIS LEASE AGREEMENT ("Agreement") is dated day of 2020.

BETWEEN

(1) **CHINDWIN INVESTMENTS LIMITED**, a company duly incorporated under the laws of the Republic of the Union of Myanmar with Company Number: 108012846, and having its registered address at The Campus, 1 Office Park, Rain Tree Drive, Pun Hlaing Estate, Hlaing Thayar Township, Yangon 11401, Myanmar (the "**Lessor**", which expression herein used shall include its successors, legal representatives, and permitted assigns); and

(2) **RIVERSIDE BAGAN LIMITED**, a company duly incorporated under the laws of the Republic of the Union of Myanmar with Company Number: 109038938, and having its registered address at The Campus, 1 Office Park, Rain Tree Drive, Pun Hlaing Estate, Hlaing Thayar Township, Yangon 11401, Myanmar (the "**Lessee**", which expression herein used shall include its successors, legal representatives, and permitted assigns).

WHEREAS

(A) The Lessor owns 4.31 acres of land situated at Holding No (6(a), 6(b), 6(d), 6 (e)-7(a),6(f)-7(b), 6(g), 6(h), 7(d), 9, 10), Field No.9-North of Ywar Thit, No.4 Quarter and Holding No. (11, 12, 13), Field No.12, Youn Tan and ZettYatGyi Zay, No.(2) Quarter Nyaung Oo Township, Nyaung Oo District, Mandalay Region (**"Land"**) and the Land are demarcated in red in the site map annexed hereto as **Schedule 1**.

(B) The Lessor agrees to lease to the Lessee, and the Lessee agrees to lease from the Lessor, the Land under the terms of this Agreement.

NOW THEREFORE, the parties hereby agree as follows:

ARTICLE 1: DEFINITIONS AND INTERPRETATION

1.1 Definitions

In this Agreement, the following words and expressions shall have the following meanings:

"Applicable Laws" means all laws, ordinances, decrees, regulations, decisions, circulars, guidelines, rules, orders, resolutions, and other legal instruments or any interpretation of any of the foregoing, which are legally effective and which are enacted, issued, promulgated, approved or announced by the Government of the Republic of the Union of Myanmar;

"MA Law" means the Myanmar Arbitration Law 2016 as may be modified, re-enacted or substituted from time to time;

"Business" means developing, undertaking, operating and/or managing of a hotel/lodge business and related hospitality activities including the restaurants or café on the Land;

"Commencement Date" has the meaning given in Article 3.1;

"Encumbrance" means any form of legal, equitable or security interest, including but not limited to any mortgage, assignment of receivables, debenture, lien, charge, pledge, title retention, right to acquire, security interest, hypothecation, option, right of first refusal, any preference arrangement (including title transfers and retention arrangements or otherwise), and any other encumbrance or condition whatsoever or any other arrangements having similar effect;

"Land" has the meaning given in Recital A;

"Renewal Term" has the meaning given in Article 3.2;

"Rent" has the meaning given in Article 4;

"Initial Term" has the meaning given in Article 3;

"Utilities" has the meaning given in Article 6.1.3;

"Works" has the meaning given in Article 7.3.

ARTICLE 2: LEASE

2.1 Subject to Article 2.2, the Lessor hereby leases to the Lessee the Land for the Initial Term (and any Renewal Term), together with all the rights, easements and appurtenances thereto.

2.2 This Agreement shall not confer rights to the Lessee to any and all mines, mineral products, coal, petroleum and other natural resources, as well as buried treasure and gems occurring in, under or within the Land.

ARTICLE 3: INITIAL TERM AND RENEWAL TERM

3.1 This Agreement shall be for an initial term of fifty (50) years (**"Initial Term"**) commencing from [insert details] (**"Commencement Date"**).

3.2 The Lessor grants to the Lessee a right of renewal in respect of the Land for two consecutive periods of ten (10) years each, commencing on the day after the expiry date of the Initial Term (**"Renewal Term"**), for the same Rent (as defined below) and on the same terms and conditions as stated in this Agreement, provided always that the Lessee gives a written notice to the Lessor not less than six (6) months before the expiry of the Initial Term and is not in default under this Agreement.

ARTICLE 4: RENT

4.1 The rental payable by the Lessee for the Land for and throughout the Initial Term (and any Renewal Term) shall be fixed at United States Dollars Ten Thousand (US$ 10,000) only per year (**"Rent"**).

4.2 The Rent shall be due and payable each year by the Lessee in advance on the date one month prior to the Commencement Date and thereafter on the anniversary date of the following year for the remainder of the Initial Term (and any Renewal Term).

4.3. Upon receipt of the Rent, the Lessor shall issue receipt to the Lessee as evidence of payment of Rent.

ARTICLE 5: REPRESENTATIONS AND WARRANTIES

5.1 **General Mutual Warranties**

Each party to this Agreement represents and warrants to the other party that:

5.1.1 it is duly established and/or incorporated under the laws of the Republic of the Union of Myanmar;

5.1.2 it has the power and capacity to enter into and to exercise its rights and to perform its obligations under this Agreement;

5.1.3 it has taken all necessary action to authorise the execution of and the performance of its obligations under this Agreement;

5.1.4 all consents, licences, approvals or authorisations of, exemptions by or registrations with or declarations by, any relevant authority required by it with respect to this Agreement have been obtained or made, are valid and subsisting and will not be contravened by the execution or performance of this Agreement;

5.1.5 the obligations expressed to be assumed by it under this Agreement are legal, valid, binding and enforceable;

5.1.6 neither execution nor performance of this Agreement will contravene any provision of:

(a) any existing law, treaty or regulation;

(b) its articles of association or other establishing constitutional document; or

(c) any obligation (contractual or otherwise) which is binding upon it, or upon any of its assets;

5.1.7 no litigation, arbitration or administrative proceeding is current or pending or, so far as it is aware, threatened (a) to restrain its entry into and/or performance or enforcement of or compliance with its obligations under this Agreement or (b) which

has or could have a material adverse effect on this Agreement or the Land or any part thereof; and

5.1.8 no steps have been taken by it nor have any legal proceedings been started or threatened for its insolvency or for the appointment of a receiver, trustee or similar officer of any of its assets.

5.2 **Lessor's Warranties**

5.2.1 The Lessor represents, warrants and undertakes to the Lessee on the terms set out in this Article 5.2. The Lessee has entered into this Agreement in reliance on the said representations, warranties and undertakings of the Lessor.

5.2.2 Each of the representations, warranties and undertakings of the Lessor in this Article 5.2.2 shall be true and correct in all respects as at the date of this Agreement:

Title

(a) the Lessor is the sole legal and beneficial owner of the Land and shall have all legal and beneficial right to lease to the Lessee, the Land upon the terms and conditions of this Agreement.

(b) there is no actual, pending or threatened action, dispute, claim or demand against the Lessor under or in connection with or affecting the Land (whether or not the same could give rise to any costs, liabilities or other obligations binding on the Lessee), nor are there any circumstances (that the Lessor is aware or ought to reasonably be aware of) which could give rise to any action, dispute, claim or demand against the Lessor or any other person in respect of or affecting the Land.

(c) The Lessor has not received any claim from any person alleging any right of adverse possession with respect to the Land, nor has the Lessor received any notice of acquisition or intended acquisition of the Land from any relevant authority, in whole or in part, and the Lessor is not aware of the same.

(d) The Lessor is and shall not be prohibited or restricted from granting rights to the Lessee under Applicable Laws, in the manner and for the purposes contemplated by this Lease Agreement.

(e) The Land are free from any and all Encumbrances and the Lessor shall not create any Encumbrance over the Land or any part thereof without the prior written consent of the Lessee.

Legal Matters

(f) The use of the Land for the Business is in compliance with approved use, zoning and requirements under the terms and conditions of all Applicable Laws.

(g) All statutory and other licenses, consents, permits and authorities necessary for the use of the Land for the Business have been obtained and are valid and subsisting and there is no fact or circumstance that the Lessor is aware of or reasonably ought to be aware of that would prejudice the continuance or renewal of any such license, consent, permit or authority.

(h) There are no covenants, restrictions, burdens, stipulations, wayleaves, easements, conditions, outgoings, terms, overriding interests, rights or licenses affecting the Land which are of an unusual or onerous nature or which adversely affect the use of the Land for the Business.

(i) Save to the extent required under Applicable Laws, there are no agreements creating any easements, restrictions or other rights affecting the Land for the benefit of adjoining properties.

(j) No notice, order or direction has been issued by any relevant authority under any Applicable Laws pertaining to health, safety, pollution or environmental protection in respect of the Land (including in respect of the development, construction and fitting-out of the buildings) which could give rise to any costs, liabilities or other obligations binding on the Lessee, and there is no fact or circumstance that the Lessor is aware of or reasonably ought to be aware of whereby such notice, order or direction may be issued.

(k) There is no controlled waste, commercial waste, industrial waste, toxic or other deleterious or dangerous substances that have been buried or disposed of at the Land as at the date of this Lease Agreement.

(l) Neither the Lessor nor its affiliates, nor their respective employees, officers, representatives, agents, contractors and sub-contractors have breached their respective obligations under any Applicable Laws pertaining to health, safety, pollution or environmental protection in connection with the Land (including in connection with the development, construction and fitting-out of the buildings).

5.2.3 The Lessor shall indemnify and keep the Lessee fully indemnified from and against any and all damage, loss, liability, cost or expense which may be made or brought against the Lessee, or which the Lessee may suffer or incur if any of the Lessor's representations, warranties or undertakings contained in this Article 5.2 is unfulfilled, untrue, incorrect or breached in any respect.

ARTICLE 6: PARTIES' OBLIGATIONS

6.1 Lessee's Obligations

6.1.1 The Lessee shall use the Land for the purpose of carrying on the Business;

6.1.2 The Land shall be used for purposes that are lawful and the Lessee shall, in using the Land, ensure that all activities and operations on the Land or any part thereof (including the buildings and related facilities) are carried on in compliance or otherwise in conformity with Applicable Laws;

6.1.3 The Lessee shall as soon as possible after the Commencement Date, establish account(s) in the Lessee's name with relevant authorities or vendors for the provision of water, electricity, telecommunications services and other utilities (**"Utilities"**) to be provided to the Land. The Lessee shall, on and from the Commencement Date, bear all costs in connection with the supply of Utilities to the Land.

6.1.4 For the duration of the Initial Term (and any Renewal Term), the Lessee shall maintain and take due care of the Land as may be necessary to render the Land fit for occupation and use in connection with the Business.

6.1.5 For the duration of the Initial Term (and any Renewal Term), the Lessee shall bear and pay all rates, taxes, assessments and outgoings (including land-revenue tax and land tax payable to the relevant authority) that is imposed upon or in respect of the Land or part thereof during the Initial Term (and any Renewal Term).

6.2 Lessor's Obligations

6.2.1 The Lessor shall ensure that the Lessor remains at all times validly existing and in good standing under the laws of the Republic of the Union of Myanmar.

6.2.2 The Lessor shall not assign or transfer any of its rights or obligations under this Lease Agreement without the prior written consent of the Lessee.

6.2.3 The Lessor shall immediately notify the Lessee of any claim from any person alleging any right of adverse possession with respect to the Land and notice of acquisition or intended acquisition of the Land from any relevant authority, in whole or in part, and the Lessor shall, as may be required by the Lessee, provide the Lessee with full details thereof. In the event that the Lessor receives any proceeds in connection with an acquisition of the Land by any relevant authority, the Lessor shall forthwith account for and pay all such proceeds received to the Lessee. Until such proceeds are paid to the Lessee, the Lessor shall procure that such proceeds are paid into a separate bank account in the Lessor's name and the Lessor shall hold such proceeds on trust for the Lessee and any interest accruing in the bank account shall vest in and belong to the Lessee. For the avoidance of doubt, this shall be the sole remedy of the Lessee against the Lessor in respect of any acquisition of the Land by a relevant authority under this Clause 6.2.3.

6.2.4 The Lessor shall co-operate with and assist the Lessee to obtain all necessary approvals of any relevant authority or third party as may be required by the Lessee from time to time in connection with this Lease Agreement, the Land or any business or activity to be carried out by the Lessee at the Land.

6.2.11 The Lessor shall give notice in writing to the Lessee of any official notification or other document received by the Lessor from any relevant authority with respect to the Landor the use or occupation thereof, or which may otherwise affect the rights or obligations of the Lessee in respect of the Land or this Lease Agreement.

6.2.5 The Lessor shall promptly at its own cost and expense, undertake any and all works to rectify any breach of its warranties under Articles 5.2.2(f) through to (i). If carried out during the Initial Term (and/or any Renewal Term), the Lessor shall comply with the reasonable directions of the Lessee and shall take all necessary steps to minimise inconvenience to the Lessee and disruption to the business of the Lessee.

6.2.6 The Lessor undertakes that no third party shall have a right or claim to the Land during the Initial Term and the Additional Term of the Lease Agreement.

6.3 Provision of Utilities

The Lessor shall undertake all necessary works at its own cost to provide adequate drainage, water, sewerage, electricity and other utilities serving the Land.

ARTICLE 7: LESSEE'S RIGHTS

7.1 The Lessee shall peaceably and quietly hold and enjoy possession of the Land during the Initial Term (and any Renewal Term) without any interruption or disturbance by the Lessor or any person lawfully claiming under or in trust for the Lessor.

7.2 The Lessee shall be permitted to use the Land for the Business and to install a signboard to display its name, logo and/or trademark.

7.3 Subject always to the terms and conditions of all Applicable Laws, the Lessee shall be entitled in its absolute discretion at any time and from time to time during the Initial Term (and any Renewal Term), and without seeking the consent of the Lessor, to carry out such works as it may determine from time to time (hereinafter called **"the Works"**) on the Land (or any part thereof including any building)

7.4 All buildings, alterations, additions, structures, fixtures, fittings, installations, equipment, machinery, furniture and furnishings, fencing which are constructed or installed by the Lessee under the Works are regarded as **"Lessee's Works and Materials"** may be at any time be removed from the Land and/or the Guest Houses by the Lessee in its absolute discretion, without the prior consent of the Lessor, so long as such removal does not cause permanent material damage to the Land or the Lessee makes good such damages. All Lessee's Works and Materials shall be and remain the property of the Lessee.

ARTICLE 8: MINERAL RESOURCES AND TREASURES

Mineral resources, treasures, gems and other natural resources discovered unexpectedly from, in or under the Land during the Initial Term (and any Renewal Term), shall be the property of the Government of the Republic of the Union of Myanmar, and the Lessor shall be at liberty to excavate the aforesaid at any time, provided that if the operations of the Lessee shall be disrupted at any time, the prior written consent of the Lessee shall be obtained and the Lessor shall provide reasonable compensation to the Lessee (as is agreed in writing by the Parties) for the disruption.

ARTICLE 9: DEFAULT

9.1 The following shall be considered events of default:

9.1.1 if either party shall, in any material respect, fail to perform or breach the terms and conditions of this Lease Agreement; or

9.1.2 if either party is declared bankrupt, insolvent or enters into voluntary or involuntary liquidation (as may be appropriate);

and fails to remedy or rectify such event within thirty (30) days from the date of notification of such default in writing by the non-defaulting party or the longer period agreed otherwise in writing by the Parties from time to time if the nature of such breach cannot be cured within (30) days.

ARTICLE 10: TERMINATION

10.1 This Lease Agreement shall remain in full force and effect as between the parties until the earlier of:

10.1.1 termination by a non-defaulting party on account of an unremedied material event of default by the defaulting party under clause 9.1; or

10.1.2 termination by either party where suspension of rights and obligations of that party for reason of Force Majeure under clause 12.1 continue for three (3) months or longer; or

10.1.3 the expiry of the Initial Term, or (where the Lessee has exercised its right to renew under clause 3.2) the Renewal Term; or

10.1.4 the written agreement of the parties that it be terminated.

10.2 Save as provided in Article 10.1, or the requirements of any Applicable Laws, this Lease Agreement shall not be terminated.

ARTICLE 11: CONSEQUENCES OF TERMINATION

11.1 Where this Lease Agreement is terminated under either of 10.1.1, 10.1.2, 10.1.3 or 10.1.4, the Lessee shall not be required to make payment of, or be liable for any claims for, Rent beyond the date of termination.

11.2 Notwithstanding anything contained in clause 11.1, termination of this Lease Agreement shall be without prejudice to any accrued rights or obligations of the parties up to the date of termination.

ARTICLE 12: HAND-OVER ON EXPIRY OR TERMINATION

At the end of the Initial Term (or if there has been a lease renewal under clause 3.2, at the end of the Renewal Term) or in the event that this Lease Agreement is terminated prior to its expiry date, the Lessee shall surrender and hand-over the Land to the Lessor within six (6) months from the expiry of the Initial Term (or if there has been a lease renewal under clause 3.2, the expiry of the Renewal Term) or date of termination or such shorter period as may be required under any Applicable Laws, as applicable, in an as-is where-is condition as on the date that the Land is handed-over and surrendered to the Lessor (subject always to the Lessee's rights under Articles 7.5 and 7.6 above and the obligation of the Lessee to make good any damage caused to the Land by the exercise of the Lessee's rights).

ARTICLE 13: FORCE MAJEURE

13.1 If a party is temporarily rendered unable wholly or partly by Force Majeure to perform its duties or accept the performance by the other parties under this Lease Agreement or, in the case of the Lessee, to enjoy the use of the Land as contemplated herein, it is agreed that the affected party shall give notice to the other party within fourteen (14) days after that occurrence of the cause relied upon, giving full particulars in writing of such Force Majeure. The duties of such party as are affected by such Force Majeure shall be suspended during the continuance of the disability so caused, but for no longer period, and such cause shall as far as possible, be removed with all reasonable dispatch. Neither party shall be responsible for delay, damage or loss caused by a Force Majeure event.

13.2 The term **"Force Majeure"** as applied herein shall mean Act of God, wars, epidemics, fires, floods, earthquakes, storms, lightning and any other similar causes which are beyond the control of either party and which by exercise of due care and diligence, neither party is able to overcome.

13.3 Immediately after removal of such a Force Majeure condition, the affected party shall perform obligatory functions with all speed and effectiveness.

ARTICLE 14: NOTICE

All notices, demands or other communications required or permitted to be given or made under this Lease Agreement shall be in writing and delivered personally or sent by prepaid registered post or email addressed to the intended recipient thereof at the address or email set out below (or to such other address or Fax number as either party may from time to time notify the other party). Any such notice, demand or communication shall be deemed to have been duly served (if delivered personally or given or made by fax immediately or (if given or made by letter) seven (7) days after posting. The relevant details of each party at the date of this Lease Agreement are:

LESSOR **CHINDWIN INVESTMENTS LIMITED**

Address:

Facsimile Number:

For the attention of:

LESSEE **RIVERSIDE BAGAN LIMITED**

Address:

Facsimile Number:

For the attention of:

ARTICLE 15: FURTHER ASSURANCE

Each party shall from time to time upon the request of the other party execute any additional documents or instruments and do any other acts or things which may be reasonably required to give full effect to the terms and conditions of this Lease Agreement.

Each party hereto agree to do and take such actions and steps and/or execute and deliver such documents or instruments as may be necessary in order to carry out the intent and purposes of this Agreement and to fully implement or consummate the transactions contemplated hereby.

ARTICLE 16: LANGUAGE

This Lease Agreement shall be written in English. All correspondences related to this Lease Agreement shall be in English. The English language version of this Lease Agreement shall prevail over any translation thereof. Notwithstanding that certain documents must be executed and filed in the Myanmar language under the laws of Myanmar, the governing language of such documents shall be the English language translation of the same.

ARTICLE 17: STAMP DUTY

The Lessee shall bear the stamp duty payable in connection with this Lease Agreement.

ARTICLE 18: ARBITRATION AND GOVERNING LAW

18.1 Except as may be otherwise agreed in writing between the Parties, any and all claims, demands, causes of action, disputes, controversies and other matters in question arising out of or relating to this Agreement, including any question regarding its breach, existence, effect, validity or termination, which the parties do not resolve amicably within a period of ten (10) calendar days, shall be referred to and finally resolved by arbitration proceedings in Myanmar, according to the provisions of the MA Law.

18.2 In the event of arbitration in Myanmar in accordance with the MA Law, there shall be one arbitrator appointed by the Singapore International Arbitration Centre. The place of arbitration shall be Yangon, Myanmar.

18.3 The governing law shall be the laws of the Republic of the Union of Myanmar. The language to be used in the arbitration shall be English.

18.4 The resulting arbitral award shall be final and binding, and judgment upon such award may be entered in any court having jurisdiction thereof. The parties are entitled to avail themselves of any treaties and laws for the time being in force allowing for the reciprocal enforcement of arbitration awards granted in any jurisdiction in which arbitration proceedings are taken hereunder, as though express reference is made in this Lease Agreement to such treaties and laws.

18.5 Any monetary award issued by the arbitrator or arbitration body shall be expressed in and payable forthwith in US Dollars.

ARTICLE 19: MISCELLANEOUS PROVISIONS

19.1 No waiver: No waiver of any provision of this Lease Agreement will be valid unless in writing and signed by the party against whom such waiver is sought to be enforced, nor will failure to enforce any right hereunder constitute waiver of the same or a waiver of any other right hereunder. No failure by Lessor or Lessee to insist upon the strict performance of any term hereof or to exercise any right, power or remedy consequent upon a breach thereof, and no acceptance of full or partial payment of Rent during the continuance of any such breach, shall constitute a waiver of any such breach or of any such term. To the extent permitted by law, no waiver of any breach shall affect or alter this Lease Agreement, which shall continue in full force and effect with respect to any other then existing or subsequent breach.

19.2 Amendments: No supplement, modification or amendment of this Lease Agreement shall be binding unless executed in writing and signed by both parties.

19.3 Severability: The unenforceability, invalidity or illegality of any provision shall not render the other provisions unenforceable, invalid or illegal.

19.4 Entire Agreement: This lease represents the complete understanding between the parties, and any prior agreements or representations, whether written or verbal, are hereby superseded. All information provided by Lessee in the lease application process is incorporated herein by reference.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed and delivered as of the date first written above.

Signed by ________________________
for and on behalf of CHINDWIN INVESTMENTS LIMITED

Signed by ________________________
for and on behalf of RIVERSIDE BAGAN LIMITED

LAND REVENUE 11 ကော်ပီတွေ့ အမှန်ရှိရုံး
Lease 1 ညောင်ဦးခရိုင်

Entered in Land Register 3 (Volume) Page

Revenue Proceedings NO. ၀၂၄/ of ၂၀၁၅/၂၀၁၆ / District Office

FORM OF LEASE OF TOWN LANDS WITH POWER OF RENEWAL UP TO NINETY YEARS

(Rule-51 A of the Rules under the U.B Land and Revenue Regulation, 1889)

(Rule-29 of the Rules under the L.B Town and Village Lands Act, 1898)

THIS LEASE made the နှစ်ဆယ့်ငါး day of အောက်တိုဘာ လ two thousand and ဆယ့်ငါး BETWEEN THE GOVERNMENT OF THE Union of Burma (hereinafter called "the Lessor" which expression shall be taken to mean and include the said Government of the Union of Burma and his successors in office and assigns except when the context requires another and different meaning) of the one part: AND

ညောင်ဦးမြို့၊ အမှတ်(၄)ရပ်ကွက်၊ ရွာသစ်ရပ်(မြောက်) မှ
ဦးကောင်းသိန်းမြင့်၊ ဒေါ်ဝင်းဝင်းသိန်း တို့ DAUGHTER son/of ဦးကျော်သိန်း

hereinafter called "the Lessee" which expression shall be taken to mean and "Include the said ဦးကောင်းသိန်းမြင့်၊ ဒေါ်ဝင်းဝင်းသိန်း his heirs executors administrators representatives and assigns except when the context requires another and different meaning) of the other part: Witnesses that in consideration of the rent hereinafter resreved and of the covenants by the Lessee hereinafter contained the Lessor DOTH hereby lease unto the Lessee all that piece of land described in the schedule hereto together with all rights easements and appurtenances to the same belonging save and except all mines and mineral products buried treasure coal petroleum oil and quarries whatsoever in under or within the said land with liberty for the Lessor and his lessees licensees agents and Workmen and all other persons acting on his behalf to dig search for obtain and carry away the same on making reasonable compensation to the Lessee on account of any disturbance or damage that may be caused thereby to the surface of the side land and that such compensation shall in case of dispute be determined by the Deputy Commissioner of ညောင်ဦး as nearly as may be in accordance with the provisions of the Land Acquisition Acts or Regulations for the time being in force TO HOLD the said land unto the Lessee for the term of thirty years from the date of this lease *with the option for the Lessee to renew this lease for two successive terms of thirty years as hereinafter Provided YIELDING and PAYING therefore the clear yearly rent of Kyat ~~[illegible]~~ (၆၀၀၀၀/-)(ကျပ်ခြောက်သောင်းတိတိ) payable in advance on the third day of January of each year and the Lessee doth hereby to the intent that the burden of the convenants may run with the said land and may bind the owners thereof for the time being covenant with the Lessee:

(၂၅.၁၀.၂၀၁၅) မှ
(၂၄.၁၀.၂၀၄၅) ထိ
သက်တမ်းနှစ် (၃၀)
ဆိုင်းဂျန်

30 YEARS

1. To pay the said rent on the days and in the manner herein before appointed for payment thereof and also to pay all taxes rates and assessments that now are or may hereafter during the said term be imposed upon the said land or any buildings that may be erected thereon or upon the lessee in respect thereof.

" The Words "with the option hereinafter provided" should be omitted at second renewal

" The Words "a further term of thirty years" should be substituted at the first renewal.

[illegible] Deputy Commissioner [illegible]

2. To Commence to erect upon the said land within months from the date hereof the buildings the measurements elevation and materials of which shall receive the previous approval in writing of the Deputy Commissioner and to complete such buildings within [illegible] months from the date hereof and during the currency of this lease to keep such buildings in good repair to the satisfaction of the said Deputy Commissioner.

† Alternative

2. To erect upon the land within ၆ months from the date hereof and thereafter at all times during the said term to maintain thereon a good and substantial as described in his applicatoin according to the rules and bye-laws which now are in force or hereafter may be in force under any Act governing the administration of urban areas in respect to materials to be used in and method of construction of buildings.

† Strike out alternative not required

3. Not to erect buildings on more than ၄/၅ of the area of the said land.

4. Not to alter the position mode of construction or materials of the said building or of any other buildings that may hereafter be erected on the said land without the consent in writing of the said Deputy commissioner and not to erect any other building upon the said land without first obtaining such consent.

† Alternative

4. Not to erect any other building on the said land without first obtaining the consent in writing of the said Deputy Commissioner.

† Strike out alternative not required

5. Not to use the said land and buildings that may be erected thereon during the said term for a lodging-house or for a cooly-barrack or for any other purpose than [illegible] without the consent in writing of the said Deputy Commissioner.

In the event of the lessee obtaining subject to any further restrictions and conditions or subject to enhanced rent the consent of the Deputy Commissioner to erect maintain keep or use buildings on the land for the purpose of a lodging-house or a cooly-barrack to comply with all such restrictions and conditions and to pay on the dates aforesaid such enhanced rent as if they were part of this indenture.

6. Without first obtaining such consent not to subdivide the said land or to part with the possession of transfer or sublease a part only of the said land.

7. To register all changes in the possession of the whole of the said land whether by transfer otherwise than by registered document succession or otherwise in the register of the said Deputy Commissioner within one calendar month from the respective dates of such changes and if the Lessee shall without sufficient cause neglect to register such changes the said Deputy Commissioner may impose on him for each such case of neglect a penalty not exceeding K 100 and a further monthly penalty not exceeding K 50 for each month that such

In Municipal areas the building plans should also be subscribed in the municipal commission sed section 115, Burma Municipal Act 1898

breach shall continue and the said Deputy Commissioner may enforce the payment of such penalties in the same manner as arrears of revenue on land may be recoverd.

8. That the said Deputy Commissioner and all persons acting under his orders shall be at liberty at all reasonable times in the day time during the said term to enter upon the said land or any buildings that may be erected thereon for any purpose connected with this lease.

9. At the expiration of the said term hereby granted quietly to surrender and deliver up possession of the said land but not the buildings or fixtures that may then be thereon to the Lessor provided that if the Lessor shall re-enter upon the said land and determine this lease under clause 10 hereof the Lessee shall thereupon quietly deliver up possession of the said land and buildings and fixtures that may then be thereon to the Lessor:

10. Provided always that if the said rent or any part thereof shall be in arrear and unpaid for one calendar month after the same shall have become due whether the same shall have been demanded or not or if the Lessee shall not observe and perform the covenants herein before contained the said Deputy Commissioner may immediately and notwithstanding the waiver of any previous breach or right of re-entry cancel this lease and take possession of the land and the buildings and fixtures that may then be thereon.

And the Lessor doth hereby covenant with the Lessee-

11. That the Lessee may at the expiration of the said term hereby granted if this lease shall not have been previously cancelled under clause 10 hereof and if the Lessee shall have paid the said rent and duly observed and performed the covenants by the Lessee herein contained up to the expiration of the said term take away and dispose of all buildings and fixtures that may then be erected and fixed to the said land provided that the Lessee makes good and repairs any damage that may be caused to the said land by such removal

12. That if the Lessee shall be desirous of taking a renewed lease of the said piece of land for the further term of thirty years from the expiration of the said term hereby granted and of such desire shall prior to the expiration of such last-mentioned term give to the Lessor three calendar months previous notice in writing and shall pay the rent hereby reserved and observe and perform the several covenants and conditions herein contained and on the part of the Lessee to be observed and performed up to the expiration of the said term hereby granted the Lessor will upon the request and at the expense of the Lessee and upon his signing and delivering to the Lessor a counterpart thereof sign and deliver to the Lessee a renewed lease of the said piece of land for a further term of thirty years at a rent to be fixed by the Lessor and under and subject to similar covenants and provisions or such of them as shall be then subsisting or capable of taking effect provided that a lease for a third term of thirty years shall not contain this present covenant or renewal.

[illegible]

13. Provided also and it is hereby agreed that the Lessor his successors or assigns may at the expiration of the said term hereby granted if the Lessee shall not have obtained a renewal of this lease under clause 12 hereof elect in purchase the said buildings and fixtures that may then may then be in or upon the said land on giving to the Lessee one calendar month's previous notice in writing of such his intention and the price shall in case of dispute be determined by the Executive Engineer of the said district according to the actual value of such buildings and fixtures and his decision shall be final and conclusive and altogether binding upon the Lessee

In witness whereof [illegible] acting for and on behalf of the GOVERNMENT OF THE UNION OF BURMA and [illegible] have hereunto set their hands

THE SCHEDULE ABOVE REFERRED TO

All that piece of land situate in the [illegible] ward of the town of [illegible] known as lot No. ၆၈ in block No. [illegible] containing [illegible] or thereabouts bounded as follows:-

North [illegible]

East [illegible]

South [illegible]

West [illegible]

and shown in the annexed plan marked red.

Signed by the said [illegible] in the presence of [illegible]

Witnesses. [illegible]

Deputy Commissioner

District.

Signed by the said [illegible] in the presence of

Witness

Signature of Leaser

[illegible]

LAND REVENUE 11

Lease 1

Entered in Land Register 3 (Volume ... Page ...)

Revenue Proceedings NO. ... / of ... / 2009 District Office ...

FORM OF LEASE OF TOWN LANDS WITH POWER OF RENEWAL UP TO NINETY YEARS

(Rule-51 A of the Rules under the U.B Land and Revenue Regulation, 1889)

(Rule-29 of the Rules under the L.B Town and Village Lands Act, 1898)

THIS LEASE made the ... day of ... Two thousand and ... BETWEEN THE GOVERNMENT OF THE Union of Burma (hereinafter called "the Lessor" which expression shall be taken to mean and include the said Government of the Union of Burma and his successors in office and assigns except when the context requires another and different meaning) of the one part: AND ... DAUGHTER ... son of ... hereinafter called "the Lessee" which expression shall be taken to mean and "Include the said ... his heirs executors administrators representatives and assigns except when the context requires another and different meaning) of the other part: Witnesses that in consideration of the rent hereinafter resreved and of the covenants by the Lessee hereinafter contained the Lessor DOTH hereby lease unto the Lessee all that piece of land described in the schedule hereto together with all rights easements and appurtenances to the same belonging save and except all mines and mineral products buried treasure coal petroleum oil and quarries whatsoever in under or within the said land with liberty for the Lessor and his lessees licensees agents and Workmen and all other persons acting on his behalf to dig search for obtain and carry away the same on making reasonable compensation to the Lessee on account of any disturbance or damage that may be caused thereby to the surface of the side land and that such compensation shall in case of dispute be determined by the Deputy Commissioner of ... as nearly as may be in accordance with the provisions of the Land Acquisition Acts or Regulations for the time being in force TO HOLD the said land unto the Lessee for the term of thirty years from the date of this lease *with the option for the Lessee to renew this lease for two successive terms of thirty years as hereinafter Provided YIELDING and PAYING therefore the clear yearly rent of Kyat ... payable in advance on the third day of January of each year and the Lessee doth hereby to the intent that the burden of the convenants may run with the said land and may bind the owners thereof for the time being covenant with the Lessee:

30 YEARS

1. To pay the said rent on the days and in the manner herein before appointed for payment thereof and also to pay all taxes rates and assessments that now are or may hereafter during the said term be imposed upon the said land or any buildings that may be erected thereon or upon the lessee in respect thereof.

" ------ " The Words "with the option ... hereinafter provided" should be omitted at second renewal

" ------ " The Words "a fither term of thirty years" should be substituted at the first renewal

... Deputy Commissioner ...

2. To Commence to erect upon the said land within months from the date hereof the buildings the measurements elevation and materials of which shall receive the previous approval in writing of the Deputy Commissioner and to complete such buildings within months from the date hereof and during the currency of this lease to keep such buildings in good repair to the satisfaction of the said Deputy Commissioner.

† Alternative

2. To erect upon the land within months from the date hereof and thereafter at all times during the said term to maintain thereon a good and substantial as described in his applicatoin according to the rules and bye-laws which now are in force or hereafter may be in force under any Act governing the administration of urban areas in respect to materials to be used in and method of construction of buildings.

† Strike out alternative not required

3. Not to erect buildings on more than ____________ of the area of the said land.

4. Not to alter the position mode of construction or materials of the said building or of any other buildings that may hereafter be erected on the said land without the consent in writing of the said Deputy commissioner and not to erect any other building upon the said land without first obtaining such consent

† Alternative

4. Not to erect any other building on the said land without first obtaining the consent in writing of the said Deputy Commissioner.

† Strike out alternative not required

5. Not to use the said land and buildings that may be erected thereon during the said term for a lodging-house or for a cooly-barrack or for any other purpose than without the consent in writing of the said Deputy Commissioner.

In the event of the lessee obtaining subject to any further restrictions and conditions or subject to enhanced rent the consent of the Deputy Commissioner to erect maintain keep or use buildings on the land for the purpose of a lodging-house or a cooly-barrack to comply with all such restrictions and conditions and to pay on the dates aforesaid such enhanced rent as if they were part of this indenture.

6. Without first obtaining such consent not to subdivide the said land or to part with the possession of transfer or sublease a part only of the said land

7. To register all changes in the possession of the whole of the said land whether by transfer otherwise than by registered document succession or otherwise in the register of the said Deputy Commissioner within one calendar month from the respective dates of such changes and if the Lessee shall without sufficient cause neglect to register such changes the said Deputy Commissioner may impose on him for each such case of neglect a penalty not exceeding K 100 and a further monthly penalty not exceeding K 50 for each month that such

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In Municipal areas the building plans should also be subscribed in the municipal commission sad section 115, Burma Municipal Act. 1898.

breach shall continue and the said Deputy Commissioner may enforce the payment of such penalties in the same manner as arrears of revenue on land may be recoverd.

8. That the said Deputy Commissioner and all persons acting under his orders shall be at liberty at all reasonable times in the day time during the said term to enter upon the said land or any buildings that may be erected thereon for any purpose connected with this lease.

9. At the expiration of the said term hereby granted quietly to surrender and deliver up possession of the said land but not the buildings or fixtures that may then be thereon to the Lessor provided that if the Lessor shall re-enter upon the said land and determine this lease under clause 10 hereof the Lessee shall thereupon quietly deliver up possession of the said land and buildings and fixtures that may then be thereon to the Lessor:

10. Provided always that if the said rent or any part thereof shall be in arrear and unpaid for one calendar month after the same shall have become due whether the same shall have been demanded or not or if the Lessee shall not observe and perform the covenants herein before contained the said Deputy Commissioner may immediately and notwithstanding the waiver of any previous breach or right of re-entry cancel this lease and take possession of the land and the buildings and fixtures that may then be thereon.

And the Lessor doth hereby covenant with the Lessee-

11. That the Lessee may at the expiration of the said term hereby granted if this lease shall not have been previously cancelled under clause 10 hereof and if the Lessee shall have paid the said rent and duly observed and performed the covenants by the Lessee herein contained up to the expiration of the said term take away and dispose of all buildings and fixtures that may then be erected and fixed to the said land provided that the Lessee makes good and repairs any damage that may be caused to the said land by such removal.

12. That if the Lessee shall be desirous of taking a renewed lease of the said piece of land for the further term of thirty years from the expiration of the said term hereby granted and of such desire shall prior to the expiration of such last-mentioned term give to the Lessor three calendar months previous notice in writing and shall pay the rent hereby reserved and observe and perform the several covenants and conditions herein contained and on the part of the Lessee to be observed and performed up to the expiration of the said term hereby granted the Lessor will upon the request and at the expense of the Lessee and upon his signing and delivering to the Lessor a counterpart thereof sign and deliver to the Lessee a renewed lease of the said piece of land for a further term of thirty years at a rent to be fixed by the Lessor and under and subject to similar covenants and provisions or such of them as shall be then subsisting or capable of taking effect provided that a lease for a third term of thirty years shall not contain this present covenant or renewal.

မြို့တော်မြေ (ပ/[illegible]၂)၊လ/ထညွှန်မှူး

13. Provided also and it is hereby agreed that the Lessor his successors or assigns may at the expiration of the said term hereby granted if the Lessee shall not have obtained a renewal of this lease under clause 12 hereof elect in purchase the said buildings and fixtures that may then may then be in or upon the said land on giving to the Lessee one calendar month's previous notice in writing of such his intention and the price shall in case of dispute be determined by the Executive Engineer of the said district according to the actual value of such buildings and fixtures and his decision shall be final and conclusive and altogether binding upon the Lessee.

In witness whereof [illegible] ဦးစီးဌာန၊ [illegible] acting for and on behalf of the GOVERNMENT OF THE UNION OF BURMA and ဦးအောင်သိန်းမြင့် / ဒေါ်ဝင်းသိန်း [illegible] ညောင်ဦးမြို့ have hereunto set their hands.

THE SCHEDULE ABOVE REFERRED TO

All that piece of land situate in the [illegible] ward of the town of ညောင်ဦးမြို့ known as ဦးပိုင် lot No. ၆ ၁ in block No. [illegible] containing ၀.၅၀၀ ဧက or thereabouts bounded as follows:-

North [illegible]

East ဦးပိုင်မြေကွက် ၆၁၀

South ဦးပိုင်မြေကွက် ၆ ၁၁

West ဦးပိုင်မြေကွက် ၆ ၈

and shown in the annexed plan marked red.

Signed by the said [illegible] in the presence of [illegible] }

Witnesses.

[illegible]
ညောင်ဦးခရိုင်၊ညောင်ဦးမြို့နယ်

Deputy Commissioner

Distrist.

Signed by the said ဦးအောင်သိန်းမြင့် / ဒေါ်ဝင်းသိန်း in the presence of }

Witness

Signature of Leaser

(ဦးအောင်သိန်းမြင့်) (ဒေါ်ဝင်းသိန်း)

[illegible]

(ဦးအောင်သိန်းမြင့်) (ဒေါ်ဝင်းသိန်း)

[illegible]

LAND REVENUE 11

Lease 1

Entered in Land Register 3 (Volume Page

Revenue Proceedings No. ၀၂၆၂ / of ၇၃၈၆ / ၂၀၀၃ District Office

FORM OF LEASE OF TOWN LANDS WITH POWER OF RENEWAL UP TO NINETY YEARS

(Rule-51 A of the Rules under the U.B Land and Revenue Regulation, 1889)

(Rule-29 of the Rules under the L.L Town and Village Lands Act, 1898)

THIS LEASE made the ၁၆ day of ဇာက်တိုဘာလ two thousand and ၁၆ BETWEEN THE GOVERNMENT OF THE Union of Burma (hereinafter called "the Lessor" which expression shall be taken to mean and include the said Government of the Union of Burma and his successors in office and assigns except when the context requires another and different meaning) of the one part: AND [illegible]

[illegible] son/of DAUGHTER [illegible]

hereinafter called "the Lessee" which expression shall be taken to mean and "Include the said [illegible] his heirs executors administrators representatives and assigns except when the context requires another and different meaning) of the other part: Witnesses that in consideration of the rent hereinafter resreved and of the covenants by the Lessee hereinafter contained the Lessor DOTH hereby lease unto the Lessee all that piece of land described in the schedule hereto together with all rights easements and appurtenances to the same belonging save and except all mines and mineral products buried treasure coal petroleum oil and quarries whatsoever in under or within the said land with liberty for the Lessor and his lessees licensees agents and Workmen and all other persons acting on his behalf to dig search for obtain and carry away the same on making reasonable compensation to the Lessee on account of any disturbance or damage that may be caused thereby to the surface of the side land and that such compensation shall in case of dispute be determined by the Deputy Commissioner of [illegible] as nearly as may be in accordance with the provisions of the Land Acquisition Acts or Regulations for the time being in force TO HOLD the said land unto the Lessee for the term of thirty years from the date of this lease *with the option for the Lessee to renew this lease for two successive terms of thirty years as hereinafter Provided YIELDING and PAYING therefore the clear yearly rent of Kyat ~~[illegible]~~ payable in advance on the third day of January of each year and the Lessee doth hereby to the intent that the burden of the convenants may run with the said land and may bind the owners thereof for the time being covenant with the Lessee:

30 YEARS

1. To pay the said rent on the days and in the manner herein before appointed for payment thereof and also to pay all taxes rates and assessments that now are or may hereafter during the said term be imposed upon the said land or any buildings that may be erected thereon or upon the lessee in respect thereof.

" —— " The Words "with the option ... hereinafter provided" should be omitted at second renewal

"—— —— " The Words " a futher term of thirty years " should be substituted at the first renewal.

[illegible] Deputy Commissioner [illegible]

2. To Commence to erect upon the said land within months from the date hereof the buildings the measurements elevation and materials of which shall receive the previous approval in writing of the Deputy Commissioner and to complete such buildings within [illegible] months from the date hereof and during the currency of this lease to keep such buildings in good repair to the satisfaction of the said Deputy Commissioner.

† Alternative

2. To erect upon the land within [illegible] months from the date hereof and thereafter at all times during the said term to maintain thereon a good and substantial as described in his applicatoin according to the rules and bye - laws which now are in force or hereafter may be in force under any Act governing the administration of urban areas in respect to materials to be used in and method of construction of buildings.

† Strike out alternative not required

3. Not to erect buildings on more than [illegible] of the area of the said land.

4. Not to alter the position mode of construction or materials of the said building or of any other buildings that may hereafter be erected on the said land without the consent in writing of the said Deputy commissioner and not to erect any other building upon the said land without first obtaining such consent.

† Alternative

4. Not to erect any other building on the said land without first obtaining the consent in writing of the said Deputy Commissioner.

† Strike out alternative not required

5. Not to use the said land and buildings that may be erected thereon during the said term for a lodging-house or for a cooly-barrack or for any other purpose than [illegible] without the consent in writing of the said Deputy Commissioner.

In the event of the lessee obtaining subject to any further restrictions and conditions or subject to enhanced rent the consent of the Deputy Commissioner to erect maintain keep or use buildings on the land for the purpose of a lodging - house or a cooly - barrack to comply with all such restrictions and conditions and to pay on the dates aforesaid such enhanced rent as if they were part of this indenture.

6. Without first obtaining such consent not to subdivide the said land or to part with the possession of transfer or sublease a part only of the said land.

7. To register all changes in the possession of the whole of the said land whether by transfer otherwise than by registered document succession or otherwise in the register of the said Deputy Commissioner within one calendar month from the respective dates of such changes and if the Lessee shall without sufficient cause neglect to register such changes the said Deputy Commissioner may impose on him for each such case of neglect a penalty not exceeding K 100 and a further monthly penalty not exceeding K 50 for each month that such

In Municipal areas the building plans should also be subscribed in the municipal commission sad section 115, Burma Municipal Act. 1898

ဦးဇော်ငြိမ်း (ပ/ [illegible] ၅၂)လ/တညန်မှူး

breach shall continue and the said Deputy Commissioner may enforce the payment of such penalties in the same manner as arrears of revenue on land may be recoverd.

8. That the said Deputy Commissioner and all persons acting under his orders shall be at liberty at all reasonable times in the day time during the said term to enter upon the said land or any buildings that may be erected thereon for any purpose connected with this lease.

9. At the expiration of the said term hereby granted quietly to surrender and deliver up possession of the said land but not the buildings or fixtures that may then be thereon to the Lessor provided that if the Lessor shall re-enter upon the said land and determine this lease under clause 10 hereof the Lessee shall thereupon quietly deliver up possession of the said land and buildings and fixtures that may then be thereon to the Lessor:

10. Provided always that if the said rent or any part thereof shall be in arrear and unpaid for one calendar month after the same shall have become due whether the same shall have been demanded or not or if the Lessee shall not observe and perform the covenants herein before contained the said Deputy Commissioner may immediately and notwithstanding the waiver of any previous breach or right of re-entry cancel this lease and take possession of the land and the buildings and fixtures that may then be thereon.

And the Lessor doth hereby covenant with the Lessee-

11. That the Lessee may at the expiration of the said term hereby granted if this lease shall not have been previously cancelled under clause 10 hereof and if the Lessee shall have paid the said rent and duly observed and performed the covenants by the Lessee herein contained up to the expiration of the said term take away and dispose of all buildings and fixtures that may then be erected and fixed to the said land provided that the Lessee makes good and repairs any damage that may be caused to the said land by such removal.

12. That if the Lessee shall be desirous of taking a renewed lease of the said piece of land for the further term of thirty years from the expiration of the said term hereby granted and of such desire shall prior to the expiration of such last-mentioned term give to the Lessor three calendar months previous notice in writing and shall pay the rent hereby reserved and observe and perform the several covenants and conditions herein contained and on the part of the Lessee to be observed and performed up to the expiration of the said term hereby granted the Lessor will upon the request and at the expense of the Lessee and upon his signing and delivering to the Lessor a counterpart thereof sign and deliver to the Lessee a renewed lease of the said piece of land for a further term of thirty years at a rent to be fixed by the Lessor and under and subject to similar covenants and provisions or such of them as shall be then subsisting or capable of taking effect provided that a lease for a third term of thirty years shall not contain this present covenant or renewal.

ဖြိုးဇော်မြင့် (ပ/၅၆၅၂)၊လ/ထညွှန်မှူး

13. Provided also and it is hereby agreed that the Lessor his successors or assigns may at the expiration of the said term hereby granted if the Lessee shall not have obtained a renewal of this lease under clause 12 hereof elect in purchase the said buildings and fixtures that may then may then be in or upon the said land on giving to the Lessee one calendar month's previous notice in writing of such his intention and the price shall in case of dispute be determined by the Executive Engineer of the said district according to the actual value of such buildings and fixtures and his decision shall be final and conclusive and altogether binding upon the Lessee.

In witness whereof ခရိုင်စုစုအုပ်ချုပ်ရေးမှူး၊ ခရိုင်အထွေထွေအုပ်ချုပ်ရေးဦးစီးဌာန၊ ညောင်ဦးခရိုင် acting for and on behalf of the GOVERNMENT OF THE UNION OF BURMA and ဦးကောင်းဆိုင်းမြင့်၊ ဒေါ်ဝါဝါမိုး၊ ကမ္ဘာ(၄)ရပ်ကွက်၊ ရွာသစ်ရပ် (မြောက်) have hereunto set their hands.

THE SCHEDULE ABOVE REFERRED TO

All that piece of land situate in the ကမ္ဘာ(၄)ရပ်ကွက်၊ ရွာသစ်ရပ်(မြောက်) ward of the town of ညောင်ဦးမြို့ known as

ဦးပိုင် lot No. ၆၇၀ in block No. ၉၊ ရွာသစ်ရပ်(မြောက်) containing ၀.၂၀၀ ဧက or thereabouts bounded as follows:-

North [illegible]

East ဦးပိုင်ကွက် ၆၄/၆၀

South လမ်း

West ဦးပိုင်ကွက်၊ ၆၁/၆၇၀

and shown in the annexed plan marked red.

Signed by the said ဦးကောင်းကျော်ဦး၊ ခရိုင်စုစုအုပ်ချုပ်ရေးမှူး in the presence of ဦး[illegible]၊ စာရေး-၁

Witnesses.

ကော်လိဇတ္တာအရာရှိ
ခရိုင်အထွေထွေအုပ်ချုပ်ရေးဦးစီးဌာန
ညောင်ဦးခရိုင်၊ညောင်ဦးမြို့နယ်

မြို့ဧော်မြီး (ပ/ ...)၊လ/ထည့်နှန်မှု

Deputy Commissioner

Distrist.

Signed by the said ဦးကောင်းဆိုင်းမြင့်၊ ဒေါ်ဝါဝါမိုး in the presence of

Witness

Signature of Leaser

(ဦးကောင်းဆိုင်းမြင့်) (ဒေါ်ဝါဝါမိုး)

[illegible] (၁၀၅) [illegible]
[illegible]

(ဦးကောင်းဆိုင်းမြင့်) (ဒေါ်ဝါဝါမိုး)

ကော်လိတ်ဗျော် အရာရှိရုံး
ညောင်ဦး ခရိုင်

LAND REVENUE 11

Lease 1

Entered in Land Register 3 (Volume) Page

Revenue Proceedings NO. [illegible] of [illegible] District Office / [illegible]

FORM OF LEASE OF TOWN LANDS WITH POWER OF RENEWAL UP TO NINETY YEARS

(Rule-51 A of the Rules under the U.B Land and Revenue Regulation, 1889)

(Rule-29 of the Rules under the L.B Town and Village Lands Act, 1898)

THIS LEASE made the [illegible] day of [illegible] two thousand and [illegible] BETWEEN THE GOVERNMENT OF THE Union of Burma (hereinafter called "the Lessor" which expression shall be taken to mean and include the said Government of the Union of Burma and his successors in office and assigns except when the context requires another and different meaning) of the one part: AND [illegible] DAUGHTER [illegible] son/of [illegible] hereinafter called "the Lessee" which expression shall be taken to mean and "Include the said [illegible] his heirs executors administrators representatives and assigns except when the context requires another and different meaning) of the other part: Witnesses that in consideration of the rent hereinafter resreved and of the covenants by the Lessee hereinafter contained the Lessor DOTH hereby lease unto the Lessee all that piece of land described in the schedule hereto together with all rights easements and appurtenances to the same belonging save and except all mines and mineral products buried treasure coal petroleum oil and quarries whatsoever in under or within the said land with liberty for the Lessor and his lessees licensees agents and Workmen and all other persons acting on his behalf to dig search for obtain and carry away the same on making reasonable compensation to the Lessee on account of any disturbance or damage that may be caused thereby to the surface of the side land and that such compensation shall in case of dispute be determined by the Deputy Commissioner of [illegible] as nearly as may be in accordance with the provisions of the Land Acquisition Acts or Regulations for the time being in force TO HOLD the said land unto the Lessee for the term of thirty years from the date of this lease *with the option for the Lessee to renew this lease for two successive terms of thirty years as hereinafter Provided YIELDING and PAYING therefore the clear yearly rent of Kyat ~~[illegible]~~ [illegible] payable in advance on the third day of January of each year and the Lessee doth hereby to the intent that the burden of the convenants may run with the said land and may bind the owners thereof for the time being covenant with the Lessee:

[illegible]

30 YEARS

1. To pay the said rent on the days and in the manner herein before appointed for payment thereof and also to pay all taxes rates and assessments that now are or may hereafter during the said term be imposed upon the said land or any buildings that may be erected thereon or upon the lessee in respect thereof.

---

* " The Words "with the option .... hereinafter provided" should be omitted at second renewal.

" " The Words " a futher term of thirty years " should be substituted at the first renewal.

[illegible] Deputy Commissioner [illegible]

2. To Commence to erect upon the said land within ______ months from the date hereof the buildings the measurements elevation and materials of which shall receive the previous approval in writing of the Deputy Commissioner and to complete such buildings within [illegible] ______ months from the date hereof and during the currency of this lease to keep such buildings in good repair to the satisfaction of the said Deputy Commissioner.

† Alternative

2. To erect upon the land within [illegible] months from the date hereof and thereafter at all times during the said term to maintain thereon a good and substantial as described in his applicatoin according to the rules and bye - laws which now are in force or hereafter may be in force under any Act governing the administration of urban areas in respect to materials to be used in and method of construction of buildings.

† Strike out alternative not required

3. Not to erect buildings on more than [illegible] ______ of the area of the said land.

4. Not to alter the position mode of construction or materials of the said building or of any other buildings that may hereafter be erected on the said land without the consent in writing of the said Deputy commissioner and not to erect any other building upon the said land without first obtaining such consent.

† Alternative

4. Not to erect any other building on the said land without first obtaining the consent in writing of the said Deputy Commissioner.

† Strike out alternative not required

5. Not to use the said land and buildings that may be erected thereon during the said term for a lodging-house or for a cooly-barrack or for any other purpose than [illegible] without the consent in writing of the said Deputy Commissioner.

In the event of the lessee obtaining subject to any further restrictions and conditions or subject to enhanced rent the consent of the Deputy Commissioner to erect maintain keep or use buildings on the land for the purpose of a lodging - house or a cooly - barrack to comply with all such restrictions and conditions and to pay on the dates aforesaid such enhanced rent as if they were part of this indenture.

6. Without first obtaining such consent not to subdivide the said land or to part with the possession of transfer or sublease a part only of the said land.

7. To register all changes in the possession of the whole of the said land whether by transfer otherwise than by registered document succession or otherwise in the register of the said Deputy Commissioner within one calendar month from the respective dates of such changes and if the Lessee shall without sufficient cause neglect to register such changes the said Deputy Commissioner may impose on him for each such case of neglect a penalty not exceeding K 100 and a further monthly penalty not exceeding K 50 for each month that such

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In Municipal areas the building plans should also be subscribed in the municipal commission sad section 115 Burma Municipal Act 1898

breach shall continue and the said Deputy Commissioner may enforce the payment of such penalties in the same manner as arrears of revenue on land may be recoverd.

8. That the said Deputy Commissioner and all persons acting under his orders shall be at liberty at all reasonable times in the day time during the said term to enter upon the said land or any buildings that may be erected thereon for any purpose connected with this lease.

9. At the expiration of the said term hereby granted quietly to surrender and deliver up possession of the said land but not the buildings or fixtures that may then be thereon to the Lessor provided that if the Lessor shall re-enter upon the said land and determine this lease under clause 10 hereof the Lessee shall thereupon quietly deliver up possession of the said land and buildings and fixtures that may then be thereon to the Lessor:

10. Provided always that if the said rent or any part thereof shall be in arrear and unpaid for one calendar month after the same shall have become due whether the same shall have been demanded or not or if the Lessee shall not observe and perform the covenants herein before contained the said Deputy Commissioner may immediately and notwithstanding the waiver of any previous breach or right of re-entry cancel this lease and take possession of the land and the buildings and fixtures that may then be thereon

And the Lessor doth hereby covenant with the Lessee-

11 That the Lessee may at the expiration of the said term hereby granted if this lease shall not have been previously cancelled under clause 10 hereof and if the Lessee shall have paid the said rent and duly observed and performed the covenants by the Lessee herein contained up to the expiration of the said term take away and dispose of all buildings and fixtures that may then be erected and fixed to the said land provided that the Lessee makes good and repairs any damage that may be caused to the said land by such removal.

12. That if the Lessee shall be desirous of taking a renewed lease of the said piece of land for the further term of thirty years from the expiration of the said term hereby granted and of such desire shall prior to the expiration of such last-mentioned term give to the Lessor three calendar months previous notice in writing and shall pay the rent hereby reserved and observe and perform the several covenants and conditions herein contained and on the part of the Lessee to be observed and performed up to the expiration of the said term hereby granted the Lessor will upon the request and at the expense of the Lessee and upon his signing and delivering to the Lessor a counterpart thereof sign and deliver to the Lessee a renewed lease of the said piece of land for a further term of thirty years at a rent to be fixed by the Lessor and under and subject to similar covenants and provisions or such of them as shall be then subsisting or capable of taking effect provided that a lease for a third term of thirty years shall not contain this present covenant or renewal.

မြို့ပေါ်မြေငြိမ်း (ပ / [illegible]):လ/ထ၁၃၄၂

13. Provided also and it is hereby agreed that the Lessor his successors or assigns may at the expiration of the said term hereby granted if the Lessee shall not have obtained a renewal of this lease under clause 12 hereof elect in purchase the said buildings and fixtures that may then may then be in or upon the said land on giving to the Lessee one calendar month's previous notice in writing of such his intention and the price shall in case of dispute be determined by the Executive Engineer of the said district according to the actual value of such buildings and fixtures and his decision shall be final and conclusive and altogether binding upon the Lessee.

In witness whereof [illegible] acting for and on behalf of the GOVERNMENT OF THE UNION OF BURMA and [illegible] have hereunto set their hands.

THE SCHEDULE ABOVE REFERRED TO

All that piece of land situate in the [illegible] ward of the town of [illegible] known as lot No. [illegible] in block No. [illegible] containing [illegible] or thereabouts bounded as follows:-

North [illegible]

East [illegible]

South [illegible]

West [illegible]

and shown in the annexed plan marked red.

Signed by the said [illegible]
in the presence of [illegible]

Witnesses

Deputy Commissioner

_______________ District

Signed by the said [illegible]
in the presence of

Witness

Signature of Leaser

LAND REVENUE II
Lease I

တောင်ထိချောင် အရာရှိရုံး
ညောင်ဦးခရိုင်

Entered in Land Register 3 (Volume [illegible] Page [illegible]
Revenue Proceedings NO. ၀၃၀/ of ၅၄/၂၀၀၅ District Office / ညောင်ဦး

FORM OF LEASE OF TOWN LANDS WITH POWER OF RENEWAL UP TO NINETY YEARS

(Rule 51 A of the Rules under the U B Land and Revenue Regulation, 1889)
(Rule-29 of the Rules under the L B Town and Village Lands Act, 1898)

THIS LEASE made the [illegible] day of [illegible] two thousand and [illegible] BETWEEN THE GOVERNMENT OF THE Union of Burma (hereinafter called "the Lessor" which expression shall be taken to mean and include the said Government of the Union of Burma and his successors in office and assigns except when the context requires another and different meaning) of the one part: AND [illegible] [illegible] son/of DAUGHTER [illegible] hereinafter called "the Lessee" which expression shall be taken to mean and "Include the said [illegible] his heirs executors administrators representatives and assigns except when the context requires another and different meaning) of the other part Witnesses that in consideration of the rent hereinafter resreved and of the covenants by the Lessee hereinafter contained the Lessor DOTH hereby lease unto the Lessee all that piece of land described in the schedule hereto together with all rights easements and appurtenances to the same belonging save and except all mines and mineral products buried treasure coal petroleum oil and quarries whatsoever in [illegible] within the said land with liberty for the Lessor and his lessees licensees agents and Workmen and all other persons acting on his behalf to dig search for obtain and carry away the same on making reasonable compensation to the Lessee on account of any disturbance, or damage that may be caused thereby to the surface of the side land and that such compensation shall in case of dispute be determined by the Deputy Commissioner of ညောင်ဦး as nearly as may be in accordance with the provisions of the Land Acquisition Acts or Regulations for the time being in force TO HOLD the said land unto the Lessee for the term of thirty years from the date of this lease *with the option for the Lessee to renew this lease for two successive terms of thirty years as hereinafter Provided YIELDING and PAYING therefore the clear yearly rent of Kyat [illegible] payable in advance on the third day of January of each year and the Lessee doth hereby to the intent that the burden of the convenants may run with the said land and may bind the owners thereof for the time being covenant with the Lessee

(၂၅-၁၀-၂၀၀၅) မှ
(၂၄-၁၀-၂၀၃၅) ထိ
[illegible]

30 YEARS

1 To pay the said rent on the days and in the manner herein before appointed for payment thereof and also to pay all taxes rates and assessments that now are or may hereafter during the said term be imposed upon the said land or any buildings that may be erected thereon or upon the lessee in respect thereof

" * The Words "with the option hereinafter provided" should be omitted at second renewal

" The Words "a further term of thirty years" should be substituted at the first renewal

[illegible]

2. To Commence to erect upon the said land within months from the date hereof the buildings the measurements elevation and materials of which shall receive the previous approval in writing of the Deputy Commissioner and to complete such buildings within [illegible] months from the date hereof and during the currency of this lease to keep such buildings in good repair to the satisfaction of the said Deputy Commissioner.

† Alternative

2. To erect upon the land within [illegible] months from the date hereof and thereafter at all times during the said term to maintain thereon a good and substantial as described in his applicatoin according to the rules and bye-laws which now are in force or hereafter may be in force under any Act governing the administration of urban areas in respect to materials to be used in and method of construction of buildings.

† Strike out alternative not required

3. Not to erect buildings on more than [illegible] of the area of the said land.

4. Not to alter the position mode of construction or materials of the said building or of any other buildings that may hereafter be erected on the said land without the consent in writing of the said Deputy commissioner and not to erect any other building upon the said land without first obtaining such consent.

† Alternative

4. Not to erect any other building on the said land without first obtaining the consent in writing of the said Deputy Commissioner.

† Strike out alternative not required

5. Not to use the said land and buildings that may be erected thereon during the said term for a lodging-house or for a cooly-barrack or for any other purpose than [illegible] without the consent in writing of the said Deputy Commissioner.

In the event of the lessee obtaining subject to any further restrictions and conditions or subject to enhanced rent the consent of the Deputy Commissioner to erect maintain keep or use buildings on the land for the purpose of a lodging-house or a cooly-barrack to comply with all such restrictions and conditions and to pay on the dates aforesaid such enhanced rent as if they were part of this indenture.

6. Without first obtaining such consent not to subdivide the said land or to part with the possession of transfer or sublease a part only of the said land.

7. To register all changes in the possession of the whole of the said land whether by transfer otherwise than by registered document succession or otherwise in the register of the said Deputy Commissioner within one calendar month from the respective dates of such changes and if the Lessee shall without sufficient cause neglect to register such changes the said Deputy Commissioner may impose on him for each such case of neglect a penalty not exceeding K 100 and a further monthly penalty not exceeding K 50 for each month that such

In Municipal areas the building plans should also be subscribed in the municipal commission sad section 115, Burma Municipal Act 1898

breach shall continue and the said Deputy Commissioner may enforce the payment of such penalties in the same manner as arrears of revenue on land may be recoverd.

8. That the said Deputy Commissioner and all persons acting under his orders shall be at liberty at all reasonable times in the day time during the said term to enter upon the said land or any buildings that may be erected thereon for any purpose connected with this lease.

9. At the expiration of the said term hereby granted quietly to surrender and deliver up possession of the said land but not the buildings or fixtures that may then be thereon to the Lessor provided that if the Lessor shall re-enter upon the said land and determine this lease under clause 10 hereof the Lessee shall thereupon quietly deliver up possession of the said land and buildings and fixtures that may then be thereon to the Lessor:

10. Provided always that if the said rent or any part thereof shall be in arrear and unpaid for one calendar month after the same shall have become due whether the same shall have been demanded or not or if the Lessee shall not observe and perform the covenants herein before contained the said Deputy Commissioner may immediately and notwithstanding the waiver of any previous breach or right of re-entry cancel this lease and take possession of the land and the buildings and fixtures that may then be thereon.

And the Lessor doth hereby covenant with the Lessee-

11. That the Lessee may at the expiration of the said term hereby granted if this lease shall not have been previously cancelled under clause 10 hereof and if the Lessee shall have paid the said rent and duly observed and performed the covenants by the Lessee herein contained up to the expiration of the said term take away and dispose of all buildings and fixtures that may then be erected and fixed to the said land provided that the Lessee makes good and repairs any damage that may be caused to the said land by such removal

12. That if the Lessee shall be desirous of taking a renewed lease of the said piece of land for the further term of thirty years from the expiration of the said term hereby granted and of such desire shall prior to the expiration of such last-mentioned term give to the Lessor three calendar months previous notice in writing and shall pay the rent hereby reserved and observe and perform the several covenants and conditions herein contained and on the part of the Lessee to be observed and performed up to the expiration of the said term hereby granted the Lessor will upon the request and at the expense of the Lessee and upon his signing and delivering to the Lessor a counterpart thereof sign and deliver to the Lessee a renewed lease of the said piece of land for a further term of thirty years at a rent to be fixed by the Lessor and under and subject to similar covenants and provisions or such of them as shall be then subsisting or capable of taking effect provided that a lease for a third term of thirty years shall not contain this present covenant or renewal.

13. Provided also and it is hereby agreed that the Lessor his successors or assigns may at the expiration of the said term hereby granted if the Lessee shall not have obtained a renewal of this lease under clause 12 hereof elect in purchase the said buildings and fixtures that may then may then be in or upon the said land on giving to the Lessee one calendar month's previous notice in writing of such his intention and the price shall in case of dispute be determined by the Executive Engineer of the said district according to the actual value of such buildings and fixtures and his decision shall be final and conclusive and altogether binding upon the Lessee.

In witness whereof acting for and on behalf of the GOVERNMENT OF THE UNION OF BURMA and have hereunto set their hands.

THE SCHEDULE ABOVE REFERRED TO

All that piece of land situate in the ward of the town of known as lot No. in block No. containing or thereabouts bounded as follows:-

North

East

South

West

and shown in the annexed plan marked red.

Signed by the said
in the presence of

Witnesses.

Deputy Commissioner
District.

Signed by the said
in the presence of

Witness

Signature of Leaser

RIVERSIDE BAGAN LIMITED

RIVERSIDE HOTEL & RETAIL PROJECT

APPLICATION FOR MRIC ENDORSEMENT

CONTENT

Form (4 - B)

Endorsement Application Form

To,

Chairman

Mandalay Region/State Investment Committee

Reference No. AC-95/2017 (53 /2020)

Date. 4 March-2020

I do apply for the endorsement in accordance with the Section 37 of the Myanmar Investment Law by furnishing the following particulars:

1. The Investor's:-

(a) Name ....Riverside Bagan Limited (Mr. Chi Yam Cyrus Pun).....

(b) Company Registration No/ ID No/ National Registration Card No /Passport

....109038938 / (KJ-0651607).

(c) Citizenship ....Foreign Company/ Chinese

(d) Address/ Address of Registered Office ....

....3/F 620 King's Road, North Point, Hong Kong.

(e) Phone /Fax / E -mail: ....+ 95 1 368 7703

- Type of Business (to describe in detail) ....Hotel Services....................

(f) Proposed investment's supply chain and..

benefits to the other related businesses ....

Note: The following documents need to be attached according to the above paragraph (1):-

(1) Company Registration Certificate (copy);

(2) ID No/ National Registration Card (copy) and Passport (copy);

2. If the investor don't apply for endorsement by himself / herself, the applicant;

(a) Name ....Daw Nwe Win...

(b) Name of contact person ....Daw Nwe Win (09-799 633 265)....

(if applicant is business organization)

(c) ID No./ National Registration Card No./Passport No. ....12/LaMaTa(N) 003220....

(d) Citizenship ....Myanmar....

(e) Address in Myanmar ....The Campus, 1 Office Park, Rain Tree Drive, Pun Hlaing Estate, Hlaing Tharyar, Yangon, 11401...

(f) Phone / Fax : ....+95 1 368 7703...

(g) E-mail: ....nwewin@memoriesgroup.com.......

Note: describe with attachment of letter of legal representative

3. Type of business organization to be formed:-

☒ One Hundred Percent ☐ Joint Venture (To attach the draft of JV agreement) ☐ Type of Contractual Basis (To attach draft contract/agreement)

Share Ratio (Local) ....%.......................................

Share Ratio(Government Department/Organization).......................%.......................................

Share Ratio(Foreigner) ....100%.......................................

4. List of Shareholders Owned 10 % of the Shares and Above

No	Name of Shareholder	Citizenship	Share Percentage
1.	MM (BL) PTE LTD.	Singapore	100%

5. Particulars of Company Incorporation

(a) Type ofCompany ....Foreign Company..

(b) Type ofShare ....Ordinary Share..

(c) Total amount of shares which will be paid by all shareholder ....25,000 shares.............. ....(USD 1.00 Per Share)...........

(d) Profile of Parent Company ....Attached..

(e) Parent Company's Paid-up Capital Amount ....SGD 11,707,050 Million...

(f) Parent Company's Capital Contribution in proposed investment project ....USD 4.6 Million........

(g) Parent Company's Technical Experiences ....N/A..................................

Note: Memorandum of Association and Articles of Association of the Company shall be submitted with regard to above paragraph 5.

6. Particulars of Paid-up Capital of the Investment

Kyat/US$ (Million)

(a) Amount/ Percentage of local capital to be continued ______________

(b) Amount/ Percentage of foreign capital to be brought in USD 4.6 Million

Total USD 4.6 Million

7. Contribution of Paid-up Capital amount before commercial operation ....USD 3.6 Million.........

8. Investment Period ....50 +10+10 Years..............

9. Particulars of the Investment Project-

(a) Investment location(s)/place(s) ....Nyaung Oo, No.4 Ward, Kwin No. (9, Ywar Thit N) Holding No.6 (A), (B), (D), (E), (F), (G), (H), 7(A), (B), (D), 9,10 and No.2 Ward, Kwin No. (12 Yuan Tan & Zayat Gyi Zay) Holding No. 11, 12,13..

(b) Amount of Investment ....USD 4.6 Million...

10. The license, Permit, Permission, and etc; of the relevant organizations shall be attached if they are received.

11. Commencement of Business Yes ☐ No ☒

If it is commenced, describe the performance of business activities; ....
....

12. Technology Transfer Plan ....N/A...

13. Describe whether other applications are being submitted together with the Endorsement Form or not:

☒ Land Rights Authorization Application

☐ Tax Incentive Application

RIVERSIDE BAGAN LIMITED 109038938

Signature of the applicant

Name: Mr. Chi Yam Cyrus Pun

Title: Director

Department /Company: Riverside Bagan Limited

(Seal/Stamp)

Date:............................

Undertaking

I / We hereby declare that the above statements are true and correct to the best of my/our knowledge and belief.

I /We fully understand that endorsement application may be denied or unnecessarily delayed if applicant fails to provide required information to access by Commission for issuance of endorsement.

I/We hereby declare to strictly comply with terms and conditions set out by the Myanmar Investment Commission.

RIVERSIDE BAGAN LIMITED
109038938

Signature of the applicant

Name: Mr. Chi Yam Cyrus Pun
Title: Director
Department /Company: Riverside Bagan Limited
(Seal/Stamp)

Date: 4 . March 2020

ပုံစံ (၄ - ခ)

အတည်ပြုလျှောက်ထားလွှာ

သို့

ဥက္ကဋ္ဌ

မန္တလေးတိုင်းဒေသကြီး ရင်းနှီးမြှုပ်နှံမှုကော်မတီ

စာအမှတ်၊ AC-95/2017 (53 /2020)

ရက်စွဲ၊ ၂၀၂၀ ခုနှစ်၊ မတ်လ၊ ၄ ရက်

ကျွန်တော်/ကျွန်မသည် မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုဥပဒေပုဒ်မ ၃၇ နှင့်အညီ အောက်ပါအချက်များကို ဖြည့်စွက်၍ အတည်ပြုလျှောက်ထားလွှာကို တင်ပြလျှောက်ထားအပ်ပါသည်။

၁။ ရင်းနှီးမြှုပ်နှံသူ၏

(က) အမည် Riverside Bagan Limited (Mr. Chi Yam Cyrus Pun)

(ခ) ကုမ္ပဏီမှတ်ပုံတင်အမှတ် သို့မဟုတ် 109038938/ (KJ-0651607)

ရင်းနှီးမြှုပ်နှံသူ၏ နိုင်ငံသားစိစစ်ရေးကဒ်

အမှတ်/နိုင်ငံကူးလက်မှတ်

(ဂ) နိုင်ငံသား Foreign Company/ Chinese

(ဃ) နေရပ်လိပ်စာ/မှတ်ပုံတင်ထားသည့်ကုမ္ပဏီလိပ်စာ 3/F 620 King's Road, North Point, Hong Kong

(င) တယ်လီဖုန်း/ဖက်စ်/အီးမေးလ်လိပ်စာ +95 13687703

(စ) လုပ်ငန်းအမျိုးအစား ဟိုတယ်ဝန်ဆောင်မှုလုပ်ငန်းများ

(ဆ) အတည်ပြုလုပ်ငန်း၏ ထုတ်လုပ်မှုကွင်းဆက်နှင့်

အခြားဆက်စပ်လုပ်ငန်းများအပေါ်အကျိုးပြုမှု

မှတ်ချက်။ အောက်ပါအချက်များကို ပူးတွဲတင်ပြရန်-

(၁) ကုမ္ပဏီမှတ်ပုံတင် အထောက်အထားမိတ္တူ

(၂) နိုင်ငံသားစိစစ်ရေးကတ်မိတ္တူနှင့် နိုင်ငံကူးလက်မှတ်မိတ္တူ

၂။ ရင်းနှီးမြှုပ်နှံသူကိုယ်တိုင်လျှောက်ထားခြင်းမဟုတ်ပါက လျှောက်ထားသူ၏-

(က) အမည် ....ဒေါ်နွဲ့ဝင်း...............

(ခ) ဆက်သွယ်ရမည့် ပုဂ္ဂိုလ်အမည် ....ဒေါ်နွဲ့ဝင်း (09-799 633 265)...............

(လျှောက်ထားသူသည် စီးပွားရေးအဖွဲ့အစည်းဖြစ်ပါက)

(ဂ) နိုင်ငံသားစိစစ်ရေးကတ်အမှတ်/နိုင်ငံကူးလက်မှတ် ....၁၂/လမတ(နိုင်) ၀၀၃၂၂၀...............

(ဃ) နိုင်ငံသား ...ဗမာ...............

(င) မြန်မာနိုင်ငံတွင် နေထိုင်သည့် နေရပ်လိပ်စာ ...သည်ကမ်းပက်စ်၊ ရုံးများရိပ်သာ ၁၊ ကုက္ကိုလ်ရိပ်သာလမ်း၊ ပန်းလှိုင်အိမ်ယာ၊ လှိုင်သာယာမြို့နယ်၊ ရန်ကုန်မြို့၊ စာတိုက်အမှတ် ၁၁၄၀၁...............

(စ) တယ်လီဖုန်း/ဖက်စ်...............+95 1 368 7703...............

(ဆ) အီးမေးလ်လိပ်စာ ....nwewin@memoriesgroup.com...............

မှတ်ချက်။ တရားဝင်ကိုယ်စားလှယ်လွှဲစာ ပူးတွဲတင်ပြရန်

၃။ ဖွဲ့စည်းမည့်စီးပွားရေးအဖွဲ့အစည်းပုံသဏ္ဌာန်

☒ ရာခိုင်နှုန်းပြည့်   ☐ ဖက်စပ်ပြုလုပ်ခြင်း(ဖက်စက်စာချုပ်မူကြမ်းတင်ပြရန်)

☐ အခြားသဘောတူညီချက်ပုံစံတစ်မျိုးမျိုးဖြင့် ဆောင်ရွက်ခြင်း (စာချုပ်မူကြမ်းတင်ပြရန်)

မြန်မာနိုင်ငံသားရင်းနှီးမြှုပ်နှံသူ၏အစုရှယ်ယာပိုင်ဆိုင်မှုအချိုး ....%...............

အစိုးရဌာန၊ အစိုးရအဖွဲ့အစည်း၏အစုရှယ်ယာပိုင်ဆိုင်မှုအချိုး...............%...............

နိုင်ငံခြားသားရင်းနှီးမြှုပ်နှံသူ၏အစုရှယ်ယာပိုင်ဆိုင်မှုအချိုး ....100%...............

၄။ အစုရှယ်ယာ ၁၀ % နှုန်းနှင့် အထက်ပိုင်ဆိုင်သောအစုရှယ်ယာများစာရင်း

စဉ်	အစုရှယ်ယာရှင်အမည်	နိုင်ငံသား	အစုရှယ်ယာပိုင်ဆိုင်မှု %
1	MM (BL) PTE LTD.	Singapore	100 %

၅။ ကုမ္ပဏီဖွဲ့စည်းခြင်းနှင့် သက်ဆိုင်သော အချက်အလက်များ

(က) ကုမ္ပဏီအမျိုးအစား ....နိုင်ငံခြားကုမ္ပဏီ....................

(ခ) အစုရှယ်ယာအမျိုးအစား ....Ordinary Share....................

(ဂ) အစုရှယ်ယာဝင်များကထည့်ဝင်မည့် အစုရှယ်ယာပမာဏ ....25,000 Shares..........
....................(USD 1.00 per share)..........

(ဃ) မိခင်ကုမ္ပဏီ၏လုပ်ငန်းဆောင်ရွက်မှုအကျဉ်းချုပ် ....ပူးတွဲပါ..........

(င) မိခင်ကုမ္ပဏီ၏လုပ်ငန်းမတည်ငွေရင်းပမာဏ .....စင်ကာပူဒေါ်လာ ၁၁,၇၀၇,၀၅၀ သန်း.....

(စ) မိခင်ကုမ္ပဏီ၏ရင်းနှီးမြှုပ်နှံမှုလုပ်ငန်းအတွက်ငွေကြေးထည့်ဝင်နိုင်မှု ....
....................အမေရိကန်ဒေါ်လာ ၄.၆ သန်း..........

(ဆ) မိခင်ကုမ္ပဏီ၏နည်းပညာအတွေ့အကြုံများ ....N/A..........

၆။ မတည်ငွေရင်းနှင့်သက်ဆိုင်သည့်အချက်အလက်များ -

ကျပ်/US $ (သန်းပေါင်း)

(က) ပြည်တွင်းမှထည့်ဝင်သည့် မတည်ငွေရင်း ပမာဏ/ရာခိုင်နှုန်း ....

(ခ) နိုင်ငံခြားမှ ယူဆိုင်လာသည့် မတည်ငွေရင်း ပမာဏ/ရာခိုင်နှုန်း ..အမေရိကန်ဒေါ်လာ ၄.၆ သန်း..

စုစုပေါင်း ..အမေရိကန်ဒေါ်လာ ၄.၆ သန်း..

၇။ စီးပွားဖြစ်မစတင်မီ ရင်းနှီးထည့်ဝင်မည့်ငွေပမာဏ ..အမေရိကန်ဒေါ်လာ ၄.၆ သန်း..

၈။ ရင်းနှီးမြှုပ်နှံမှု ပြုလုပ်လိုသည့်သက်တမ်း ..နှစ် ၅၀+၁၀+၁၀..........

၉။ ဆောင်ရွက်မည့်စီးပွားရေးအဖွဲ့အစည်းနှင့်သက်ဆိုင်သောအချက်အလက်များ-

(က) ရင်းနှီးမြှုပ်နှံမှု ပြုလုပ်မည့်ဒေသ(များ)/တည်နေရာ ....ညောင်ဦးမြို့၊ အမှတ် (၄) ရပ်ကွက်၊ ရွာသစ် (မြောက်)၊ ဦးပိုင်အမှတ် ၆ - (က)၊ (ခ)၊ (ဃ)၊ (င)၊ (စ)၊ (ဆ)၊ (ဈ)၊ ၇ - (က)၊ (ခ)၊ (ဃ)၊ ၉၊ ၁၀ နှင့် အမှတ် (၂) ရပ်ကွက်၊ ကွင်းအမှတ် (၁၂-ယွန်းတန်းနှင့် ဇရပ်ကြီးဈေး) ဦးပိုင်အမှတ် ၁၁၊ ၁၂၊ ၁၃..

(ခ) ရင်းနှီးမြှုပ်နှံမှု တန်ဖိုး/ပမာဏ........အမေရိကန်ဒေါ်လာ ၄.၆ သန်း..

၁၀။ သက်ဆိုင်ရာအဖွဲ့အစည်းများ၏ ခွင့်ပြုချက်၊ လိုင်စင်၊ ပါမစ်စသည်တို့ ရရှိပြီးပါက ပူးတွဲတင်ပြ ရန်။

၁၁။ လုပ်ငန်းစတင်ဆောင်ရွက်နေခြင်း ရှိ ☐ မရှိ ☒

ရှိပါက လုပ်ငန်းဆောင်ရွက်မှုအခြေအနေကို ဖော်ပြပေးရန် ....

၁၂။ နည်းပညာလွှဲပြောင်း ယူဆောင်လာမည့်အစီအစဉ် ....N/A..

၁၃။ အတည်ပြုလျှောက်ထားလွှာနှင့်အတူအောက်ဖော်ပြပါ လျှောက်ထားလွှာများကိုတင်ပြလျှောက်ထားခြင်း ရှိ/မရှိ ဖော်ပြရန်။

☒ မြေအသုံးပြုခွင့်လျှောက်ထားလွှာ

☐ အခွန်ကင်းလွတ်ခွင့် သို့မဟုတ် သက်သာခွင့် လျှောက်ထားလွှာ

RIVERSIDE BAGAN LIMITED
109038938

လျှောက်ထားသူလက်မှတ်
အမည်
ရာထူး
ဌာန/ကုမ္ပဏီတံဆိပ်

Mr. Chi Yam Cyrus Pun
Director
Riverside Bagan Limited

Form (7-B)

Application form for Land Rights Authorization

To,

Chairman

Mandalay Region/State Investment Committee

Reference No. AC-95/2017 (54/2020)

Date. 4 March-2020

Subject: **Application for Land Lease or land Rights Authorization to be invested**

I do hereby apply with the following information for permit to lease the land or permit to use the land according to the Myanmar Investment Rules 116: -

1. Particulars relating to Owner of land / building

(a) Name of owner/organization ....Chindwin Investments Limited...................................

(b) Area ....4.31 Acres..

(c) Location ....Nyaung Oo, No.4 Ward, Kwin No.(9, Ywar Thit N) Holding No.6 (A), (B), (D), (E) , (F), (G), (H), 7 (A), (B), (D), 9,10 and No.2 Ward, Kwin No. (12 Yuan Tan & Zayat Gyi Zay) Holding No.11, 12, 13..

(d) Initial period permitted to use the land (Validity of land grant) ......(30 years)................

(c) Payment of long term lease as equity Yes ( ) No (/)

(d) Agreed by Original Lessor Yes (/) No ( )

(e) Type of Land ....Grant Land/ Freehold Land...

2. Lessor

(a) Name / Company's name/ Department/ organization ....Chindwin Investments Limited.

(b) National Registration Card No. ....108012846...

(c) Address ....The Campus, 1 Office Park, Rain Tree Drive, Pun Hlaing Estate, Hlaing Tharyar, Yangon, 11401...

3. Lessee

(a) Name / Company's name /Department/ Organization ....Riverside Bagan Limited.....

(b) National Registration Card No /Passport No. ....109038938..............................

(c) Citizenship ....Foreign Company................

(d) Address ...The Campus, 1 Office Park, Rain Tree Drive, Pun Hlaing Estate, Hlaing Tharyar, Yangon, 11401.............................

4. Particulars of the proposed Land Lease

(a) Type ofInvestment ....Hotel Services....................

(b) Investment Location(s) Nyaung Oo, No.4 Ward, Kwin No.(9, Ywar Thit N) Holding No.6 (A), (B), (D), (E) , (F), (G), (H), 7 (A), (B), (D), 9,10 and No.2 Ward, Kwin No. (12 Yuan Tan & Zayat Gyi Zay) Holding No.11, 12, 13..........................

(c) Location(Ward, Township,State /Region) ....Nyaung Oo District, Mandalay Region..........

(d) Area of Land ....4.31 Acres..........................

(e) Size and Number of Building (s) ....Attached..........................

(e) Value ofBuilding ....USD 3.2 Million..........................

5. To enclose land ownership and Land Grant , ownership evidences (except Industrial Zone) , Land map and Land Lease Agreement(Draft)

6. Whether it is sub-leased from the following person in regarding to Land Lease or not-

☐ Person who has the rights to use the land or Building of the Government from Government Department and Organization in accordance with the national laws.

☐ Authorized Person to get the Sub License or Sub Lease of the building or land owned by the Government in accordance with the permission of the Government department and Organization.

7. Land / Building lease rate (per square meter per year) ......USD 0.57..........................

8. Land Use Premium – (LUP) (If it is leased from the land belonged to Government Department / Organization ,the LUP shall be paid in cash by the lessee.)
Rate per Acre: ....N/A..........................

9. Whether it is agreed by original land lessor or land tenant not. ....Yes..........................

10. Proposed land or building use/lease period ....50 + 10 + 10 years..........................

11. Whether it is the land located ....

in the relevant business zone	........................N/A........................
area such as Industrial Zone,	....
Hotel Zone, Trade Zone and etc	....
or not (To describe Zone)	....

RIVERSIDE BAGAN LIMITED
109038938

Signature
Name of Investor: Mr. Chi Yam Cyrus Pun
Designation: Director
Department/Company: Riverside Bagan Limited
(Seal/Stamp)

Section-2
Form (7-B)
ပုံစံ (၇ - ခ)

မြေအသုံးပြုခွင့်လျှောက်ထားလွှာ

သို့

ဥက္ကဋ္ဌ

မန္တလေးတိုင်းဒေသကြီး ရင်းနှီးမြှုပ်နှံမှုကော်မတီ

စာအမှတ်၊ AC-95/2017 (54/2020)

ရက်စွဲ၊ ၂၀၂၀ ခုနှစ်၊ မတ်လ၊ 4 ရက်

အကြောင်းအရာ။ ။ ရင်းနှီးမြှုပ်နှံမှုလုပ်ငန်းဆောင်ရွက်ရန် မြေငှားရမ်းခွင့် သို့မဟုတ် မြေအသုံးပြုခွင့် လျှောက်ထားခြင်း။

ကျွန်တော်/ကျွန်မသည် ရင်းနှီးမြှုပ်နှံမှုလုပ်ငန်း ဆောင်ရွက်ရန်အတွက် မြေငှားရမ်းခွင့် သို့မဟုတ် မြေအ သုံးပြုခွင့်ကို မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှု နည်းဥပဒေ ၁၁၆ နှင့်အညီ အောက်ပါအချက်အလက်များကို ဖော်ပြလျှောက် ထားအပ်ပါသည်-

၁။ မြေ/အဆောက်အအုံ၏ပိုင်ရှင်နှင့်စပ်လျဉ်းသော အချက်အလက်များ

(က) ပိုင်ရှင်အမည်/အဖွဲ့အစည်း .... Chindwin Investments Limited

(ခ) ဧရိယာအကျယ်အဝန်း .... ၄.၃၃ ဧက

(ဂ) တည်နေရာ ညောင်ဦးမြို့၊ အမှတ် (၄) ရပ်ကွက်၊ ရွာသစ် (မြောက်)၊ ဦးပိုင်အမှတ် ၆ - (က)၊ (ခ)၊ (ဃ)၊ (င)၊ (စ)၊ (ဆ)၊ (ဇ)၊ ၇ - (က)၊ (ခ)၊ (ဃ)၊ ၉၊ ၁၀ နှင့် အမှတ် (၂) ရပ်ကွက်၊ ကွင်းအမှတ် (၁၂- ယွန်းတန်းနှင့် ဇရပ်ကြီးဈေး) ဦးပိုင်အမှတ် ၁၁၊ ၁၂၊ ၁၃ ....

(ဃ) မူလမြေအသုံးပြုခွင့်ရရှိထားသောကာလ (မြေငှားဂရန်သက်တမ်း)............ ၃၀ နှစ်

(င) နှစ်ရှည်ငှားရမ်းခများကိုမတည်ရင်းနှီးငွေအဖြစ်ဖော်ပြခြင်းရှိ/မရှိ .... မရှိပါ။

(စ) ကနဦးငှားရမ်းသူကသဘောတူ/မတူ .... တူပါသည်။

(ဆ) မြေအမျိုးအစား .... ဂရန်မြေ/ ဘိုးဘပိုင်မြေ ....

၂။ အငှားချထားသူ

(က) အမည်/ကုမ္ပဏီအမည်/ဌာန/အဖွဲ့အစည်း .... Chindwin Investments Limited

(ခ) နိုင်ငံသားစိစစ်ရေးကတ်အမှတ်/နိုင်ငံကူးလက်မှတ်............ 108012846

(ဃ) နေရပ်လိပ်စာ သည့်ကမ်းပက်စ်၊ ၁ ရုံးများရိပ်သာ၊ ကုက္ကိုလ် ရိပ်သာလမ်း၊ ပန်းလှိုင်အိမ်ယာ၊ လှိုင်သာယာမြို့နယ်၊ ရန်ကုန်မြို့ စာတိုက်အမှတ် ၁၁၄၀၁

၃။ အငှားချထားခြင်းခံရသူ

(က) အမည်/ကုမ္ပဏီအမည်/ဌာန/အဖွဲ့အစည်း Riverside Bagan Limited

(ခ) နိုင်ငံသားစိစစ်ရေးကတ်အမှတ်/နိုင်ငံကူးလက်မှတ် 109038938

(ဂ) နိုင်ငံသား Foreign Company

(ဃ) နေရပ်လိပ်စာ သည့်ကမ်းပက်စ်၊ ၁ ရုံးများရိပ်သာ၊ ကုက္ကိုလ်ရိပ်သာလမ်း၊ ပန်းလှိုင်အိမ်ယာ၊ လှိုင်သာယာမြို့နယ်၊ ရန်ကုန်မြို့ စာတိုက်အမှတ် ၁၁၄၀၁

၄။ ငှားရမ်းလိုသည့်မြေနှင့်စပ်လျဉ်းသည့်အချက်အလက်များ

(က) ရင်းနှီးမြှုပ်နှံသည့်လုပ်ငန်းအမျိုးအစား ဟိုတယ်ဝန်ဆောင်မှုလုပ်ငန်းများ

(ခ) ရင်းနှီးမြှုပ်နှံသည့်အရပ်ဒေသ(များ) ညောင်ဦးမြို့ ၊ အမှတ် (၄) ရပ်ကွက်၊ ရွာသစ်(မြောက်)၊ ဦးပိုင်အမှတ် ၆ - (က)၊ (ခ)၊ (ဃ)၊ (င)၊ (စ)၊ (ဆ)၊ (ဇ)၊ ၇ - (က)၊ (ခ)၊ (ဃ)၊ ၉၊ ၁၀ နှင့် အမှတ် (၂) ရပ်ကွက်၊ ကွင်းအမှတ် (၁၂-ယွန်းတန်းနှင့် ဇရပ်ကြီးဈေး) ဦးပိုင်အမှတ် ၁၁၊ ၁၂၊ ၁၃

(ဂ) တည်နေရာ (ရပ်ကွက်၊ မြို့နယ်၊ ပြည်နယ်/တိုင်းဒေသကြီး) ညောင်ဦးမြို့ ညောင်ဦးခရိုင်၊ မန္တလေးတိုင်း

(ဃ) မြေဧရိယာအကျယ်အဝန်း ၄.၃၃ ဧက

(င) အဆောက်အအုံအရွယ်အစား/အရေအတွက် ပူးတွဲပါ

(စ) အဆောက်အအုံတန်ဖိုး အမေရိကန်ဒေါ်လာ ၃.၂ သန်း

၅။ မြေပိုင်ဆိုင်မှု/ မြေဂရန်အထောက်အထား (စက်မှုဖုံမှ အပ)၊ မြေပုံနှင့် မြေငှားစာချုပ် (မူကြမ်း) တင်ပြရန်။

၆။ မြေငှားရမ်းခြင်းနှင့်စပ်လျဉ်း၍ အောက်ဖော်ပြပါပုဂ္ဂိုလ်ထံမှတစ်ဆင့် ငှားရမ်းထားခြင်း ရှိ/မရှိ

☐ နိုင်ငံတော်၏ဥပဒေများနှင့်အညီ အစိုးရဌာန၊ အစိုးရအဖွဲ့အစည်းထံမှ နိုင်ငံတော်ပိုင်မြေ သို့မဟုတ် အဆောက်အအုံအသုံးပြုခွင့်အား ယခင်ကပင် ရရှိထားသော ပုဂ္ဂိုလ်၊

☐ အစိုးရဌာန၊ အစိုးရအဖွဲ့အစည်း၏ ခွင့်ပြုချက်နှင့်အညီ နိုင်ငံတော်ပိုင်မြေ သို့မဟုတ် အဆောက်အအုံအားတစ်ဆင့်ငှားယူရန် သို့မဟုတ် တစ်ဆင့်လိုင်စာ ရယူရန်အခွင့်ရှိ သည့် ပုဂ္ဂိုလ်။

၇။ မြေ/အဆောက်အအုံ ငှားရမ်းခနှုန်း (တစ်နှစ်လျှင်စတုရန်းမီတာအတွက်) ......USD 0.57......

....

၈။ မြေအသုံးချမှုပရီမီယံကြေး (Land Use Premium – LUP) (အစိုးရဌာန/ အစိုးရ အဖွဲ့အစည်းပိုင် မြေငှားရမ်းခြင်း ဖြစ်ပါက အငှားချထားခြင်းခံရသူထံမှ ငွေသားဖြင့် LUP တောင်းခံပါမည်။)

တစ်ဧကနှုန်း ....N/A

၉။ မူလမြေငှားရမ်းခွင့်ရှိသူ သို့မဟုတ် မြေအသုံးပြုခွင့်ရသူမှ ....Yes

ငှားရမ်းရန်သဘောတူ/မတူ

၁၀။ လျှောက်ထားသည့် မြေ သို့မဟုတ် ....50 + 10 + 10 Years

အဆောက်အအုံ ငှားရမ်း/အသုံးပြုခွင့်သက်တမ်း

၁၁။ စက်မှုဇုန်၊ ဟိုတယ်ဇုန်၊ ကုန်သွယ်ရေးဇုန် ....N/A

အစရှိသည့်သက်ဆိုင်ရာလုပ်ငန်းဇုန်ဧရိယာ ....

အတွင်းရှိမြေ ဟုတ်/မဟုတ် (ဇုန်ကိုဖော်ပြရန်) ....

RIVERSIDE BAGAN LIMITED 109038938

လျှောက်ထားသူလက်မှတ်

အမည် Mr. Chi Yam Cyrus Pun

ရာထူး Director

ဌာန/ကုမ္ပဏီတံဆိပ် Riverside Bagan Limited

RIVERSIDE BAGAN LIMITED

Incorporated in the Republic of the Union of Myanmar
Company Registration Number: 109038938
(the "**Company**")

DIRECTORS' RESOLUTIONS IN WRITING PASSED PURSUANT TO CLAUSE 132 OF THE COMPANY'S CONSTITUTION

MIC APPLICATION

IT WAS NOTED THAT:

The Company wishes to develop, operate and manage a 30-room boutique hotel in a number of double storied buildings and the hotel will also have world class facilities such as lacquerware, craft shop, art gallery, restaurants/bars and cafes/bistros/delis (Collectively, "**Business**") on several plots of land located in Bagan ("**Riverside Bagan Land**"), full particulars of the Riverside Bagan Land are as annexed as **Annex A**. A copy of the detailed business plan pertaining to the Business is annexed herewith as **Annex B**.

The undertaking of the Business is subject to and contingent on the Company having obtained an endorsement (i) approval from the Myanmar Investment Commission ("**MIC**") to enter into a long term lease agreement ("**Lease Agreement**") for the Riverside Bagan Land with the land titleholder, Chindwin Investments Limited (Company Registration Number: 108012846) ("**Long Term Lease Endorsement**") and (ii) approval from the MIC for the relevant taxation exemptions that may be available for the Company under the Myanmar Investment Law 2016 ("**Taxation Exemptions Endorsement**"). A copy of the draft Lease Agreement is annexed herewith as **Annex C** and the applications bundle are attached herewith as **Annex D** respectively.

The applications for the Long Term Lease Endorsement and the Taxation Exemptions Endorsement shall be applied with the MIC at the Mandalay State Regional and **Daw Nwe Win**, Senior Manager Government Relations of the Company, shall be the liaison and contact person with the relevant governmental authorities in connection with the said applications.

IT IS UNANIMOUSLY RESOLVED THAT:

(1) That the applications for the Long Term Lease Endorsement and the Taxation Exemptions Endorsement are approved and confirmed.

(2) That Daw Nwe Win be appointed to represent the Company to be the liaison and contact person with the relevant governmental authorities in relation to the applications for the Long Term Lease Endorsement and the Taxation Exemptions Endorsement.

(3) That any Director of the Company be authorized to negotiate, amend, modify, vary and agree to the terms and conditions of the Lease Agreement and to execute the Lease Agreement subject to the approval of the Long Term Lease Endorsement and the Taxation Exemptions Endorsement by the MIC.

(4) That any Director of the Company be authorized do all such things necessary and desirable in connection with or arising therefrom and to approve, sign all documents, agreements, deeds, notices or statements thereto and to approve any alteration, amendments or modifications to any documents related thereto and generally to do all such acts as may be necessary or expedient for the foregoing purposes so long as the same is done in good faith in the best interests of the Company.

(5) Any of the foregoing matters referred to in paragraphs above that have been done on or before the date hereof be and are hereby adopted, ratified, confirmed and approved as acts and deeds of the Company.

Dated:

BOARD OF DIRECTORS	SIGNATURES
MR. CHI YAM CYRUS PUN	....
DAW TIN WINN NGE	....

Annex A

Riverside Bagan Land

Land Particulars (Details)	Site Area, Acres
Holding No (6-a), Field No and Name (9, North of Ywar Thit), No (4) Quarter, Nyaung Oo Township, Nyaung Oo District, Mandalay Region.	0.50
Holding No (6-b), Field No and Name (9, North of Ywar Thit), No (4) Quarter, Nyaung Oo Township, Nyaung Oo District, Mandalay Region.	0.50
Holding No (6-d), Field No and Name (9, North of Ywar Thit), No (4) Quarter, Nyaung Oo Township, Nyaung Oo District, Mandalay Region.	0.50
Holding No (6-e, 7-a), Field No and Name (9, North of Ywar Thit), No (4) Quarter, Nyaung Oo Township, Nyaung Oo District, Mandalay Region.	0.47
Holding No (6-f, 7-b), Field No and Name (9, North of Ywar Thit), No (4) Quarter, Nyaung Oo Township, Nyaung Oo District, Mandalay Region.	0.48
Holding No (6-g), Field No and Name (9, North of Ywar Thit), No (4) Quarter, Nyaung Oo Township, Nyaung Oo District, Mandalay Region.	0.50
Holding No (6-h), Field No and Name (9, North of Ywar Thit), No (4) Quarter, Nyaung Oo Township, Nyaung Oo District, Mandalay Region.	0.50
Holding No (7-d), Field No and Name (9, North of Ywar Thit), No (4) Quarter, Nyaung Oo Township, Nyaung Oo District, Mandalay Region.	0.493
Holding No (9), Field No and Name (9, North of Ywar Thit), No (4) Quarter, Nyaung Oo Township, Nyaung Oo District, Mandalay Region.	0.029
Holding No (10), Field No and Name (9, North of Ywar Thit), No (4) Quarter, Nyaung Oo Township, Nyaung Oo District, Mandalay Region.	0.058
Holding No (11), Field No and Name (12, YounTan and ZettYatGyi Zay), No (2) Quarter, Nyaung Oo Township, Nyaung Oo District, Mandalay Region.	0.029
Holding No (12), Field No and Name (12, YounTan and ZettYatGyi Zay), No (2) Quarter, Nyaung Oo Township, Nyaung Oo District, Mandalay Region.	0.129
Holding No (13), Field No and Name (12, YounTan and ZettYatGyi Zay), No (2) Quarter, Nyaung Oo Township, Nyaung Oo District, Mandalay Region.	0.122
	4.31

breach shall continue and the said Deputy Commissioner may enforce the payment of such penalties in the same manner as arrears of revenue on land may be recoverd.

8. That the said Deputy Commissioner and all persons acting under his orders shall be at liberty at all reasonable times in the day time during the said term to enter upon the said land or any buildings that may be erected thereon for any purpose connected with this lease.

9. At the expiration of the said term hereby granted quietly to surrender and deliver up possession of the said land but not the buildings or fixtures that may then be thereon to the Lessor provided that if the Lessor shall re-enter upon the said land and determine this lease under clause 10 hereof the Lessee shall thereupon quietly deliver up possession of the said land and buildings and fixtures that may then be thereon to the Lessor:

10. Provided always that if the said rent or any part thereof shall be in arrear and unpaid for one calendar month after the same shall have become due whether the same shall have been demanded or not or if the Lessee shall not observe and perform the covenants herein before contained the said Deputy Commissioner may immediately and notwithstanding the waiver of any previous breach or right of re-entry cancel this lease and take possession of the land and the buildings and fixtures that may then be thereon.

And the Lessor doth hereby covenant with the Lessee-

11. That the Lessee may at the expiration of the said term hereby granted if this lease shall not have been previously cancelled under clause 10 hereof and if the Lessee shall have paid the said rent and duly observed and performed the covenants by the Lessee herein contained up to the expiration of the said term take away and dispose of all buildings and fixtures that may then be erected and fixed to the said land provided that the Lessee makes good and repairs any damage that may be caused to the said land by such removal

12. That if the Lessee shall be desirous of taking a renewed lease of the said piece of land for the further term of thirty years from the expiration of the said term hereby granted and of such desire shall prior to the expiration of such last-mentioned term give to the Lessor three calendar months previous notice in writing and shall pay the rent hereby reserved and observe and perform the several covenants and conditions herein contained and on the part of the Lessee to be observed and performed up to the expiration of the said term hereby granted the Lessor will upon the request and at the expense of the Lessee and upon his signing and delivering to the Lessor a counterpart thereof sign and deliver to the Lessee a renewed lease of the said piece of land for a further term of thirty years at a rent to be fixed by the Lessor and under and subject to similar covenants and provisions or such of them as shall be then subsisting or capable of taking effect provided that a lease for a third term of thirty years shall not contain this present covenant or renewal.

[illegible] အရာရှိရုံး
ညောင်ဦးခရိုင်

LAND REVENUE 11

Lease 1

Entered in Land Register 3 (Volume) Page

Revenue Proceedings NO. ၀၂၇ of / [illegible] / ၂၀၀၅ District Office

FORM OF LEASE OF TOWN LANDS WITH POWER OF RENEWAL UP TO NINETY YEARS

(Rule-51 A of the Rules under the U B Land and Revenue Regulation, 1889)

(Rule-29 of the Rules under the I B Town and Village Lands Act, 1898)

THIS LEASE made the [illegible] day of [illegible] two thousand and [illegible] BETWEEN THE GOVERNMENT OF THE Union of Burma (hereinafter called "the Lessor" which expression shall be taken to mean and include the said Government of the Union of Burma and his successors in office and assigns except when the context requires another and different meaning) of the one part: AND [illegible] DAUGHTER son/of [illegible] hereinafter called "the Lessee" which expression shall be taken to mean and "Include the said [illegible] his heirs executors administrators representatives and assigns except when the context requires another and different meaning) of the other part: Witnesses that in consideration of the rent hereinafter resreved and of the covenants by the Lessee hereinafter contained the Lessor DOTH hereby lease unto the Lessee all that piece of land described in the schedule hereto together with all rights easements and appurtenances to the same belonging save and except all mines and mineral products buried treasure coal petroleum oil and quarries whatsoever in under or within the said land with liberty for the Lessor and his lessees licensees agents and Workmen and all other persons acting on his behalf to dig search for obtain and carry away the same on making reasonable compensation to the Lessee on account of any disturbance or damage that may be caused thereby to the surface of the side land and that such compensation shall in case of dispute be determined by the Deputy Commissioner of ညောင်ဦး as nearly as may be in accordance with the provisions of the Land Acquisition Acts or Regulations for the time being in force TO HOLD the said land unto the Lessee for the term of thirty years from the date of this lease *with the option for the Lessee to renew this lease for two successive terms of thirty years as hereinafter Provided YIELDING and PAYING therefore the clear yearly rent of Kyat ~~[illegible]~~ [illegible] (ကျပ်ကိုးသောင်းတိတိ) payable in advance on the third day of January of each year and the Lessee doth hereby to the intent that the burden of the convenants may run with the said land and may bind the owners thereof for the time being covenant with the Lessee:

(၂၅-၁၀-၂၀၀၅) မှ
(၂၄-၁၀-၂၀၃၅) ထိ
[illegible] (၃၀)
[illegible]

30 YEARS

1 To pay the said rent on the days and in the manner herein before appointed for payment thereof and also to pay all taxes rates and assessments that now are or may hereafter during the said term be imposed upon the said land or any buildings that may be erected thereon or upon the lessee in respect thereof.

[illegible] (ပ/[illegible])/လ/[illegible]

" " The Words "with the option hereinafter provided" should be omitted at second renewal

" " The Words "a futher term of thirty years" should be substituted at the first renewal

[illegible] Deputy Commissioner [illegible]

2. To Commence to erect upon the said land within months from the date hereof the buildings the measurements elevation and materials of which shall receive the previous approval in writing of the Deputy Commissioner and to complete such buildings within လူနေအိမ် months from the date hereof and during the currency of this lease to keep such buildings in good repair to the satisfaction of the said Deputy Commissioner.

† Alternative

2. To erect upon the land within [illegible] months from the date hereof and thereafter at all times during the said term to maintain thereon a good and substantial as described in his applicatoin according to the rules and bye - laws which now are in force or hereafter may be in force under any Act governing the administration of urban areas in respect to materials to be used in and method of construction of buildings.

† Strike out altemative not required

3. Not to erect buildings on more than [illegible] of the area of the said land.

4. Not to alter the position mode of construction or materials of the said building or of any other buildings that may hereafter be erected on the said land without the consent in writing of the said Deputy commissioner and not to erect any other building upon the said land without first obtaining such consent.

† Alternative

4. Not to erect any other building on the said land without first obtaining the consent in writing of the said Deputy Commissioner.

† Strike out alternative not required

5. Not to use the said land and buildings that may be erected thereon during the said term for a lodging-house or for a cooly-barrack or for any other purpose than [illegible] without the consent in writing of the said Deputy Commissioner.

In the event of the lessee obtaining subject to any further restrictions and conditions or subject to enhanced rent the consent of the Deputy Commissioner to erect maintain keep or use buildings on the land for the purpose of a lodging - house or a cooly - barrack to comply with all such restrictions and conditions and to pay on the dates aforesaid such enhanced rent as if they were part of this indenture.

6. Without first obtaining such consent not to subdivide the said land or to part with the possession of transfer or sublease a part only of the said land.

7. To register all changes in the possession of the whole of the said land whether by transfer otherwise than by registered document succession or otherwise in the register of the said Deputy Commissioner within one calendar month from the respective dates of such changes and if the Lessee shall without sufficient cause neglect to register such changes the said Deputy Commissioner may impose on him for each such case of neglect a penalty not exceeding K 100 and a further monthly penalty not exceeding K 50 for each month that such

In Municipal areas the building plans should also be subscribed in the municipal commission sad section 115, Burma Municipal Act 1898

ညောင်ဦး [illegible] (၂၀၁၄) [illegible] ညောင်ဦးမြို့နယ်၊ အမှတ်(၄)ရပ်ကွက်၊ ကွင်း/အကွက်အမှတ် (ဗ-[illegible]-မ)၊ ဦးပိုင်အမှတ် (၆-ဆ)၊ ဧရိယာ (၀.၅၀၀) [illegible] ဦးအောင်သိန်းမြင့် + ဒေါ်ဝါဝါသိန်း [illegible] ၁၁/[illegible] [illegible] (၂၅-[illegible]-၂၀၁၄) မှ (၂၄-၁၀-၂၀၄၄) [illegible] (၃၀) [illegible] ပြုပြင်ပေးလိုက်သည်။

4

13. Provided also and it is hereby agreed that the Lessor his successors or assigns may at the expiration of the said term hereby granted if the Lessee shall not have obtained a renewal of this lease under clause 12 hereof elect in purchase the said buildings and fixtures that may then may then be in or upon the said land on giving to the Lessee one calendar month's previous notice in writing of such his intention and the price shall in case of dispute be determined by the Executive Engineer of the said district according to the actual value of such buildings and fixtures and his decision shall be final and conclusive and altogether binding upon the Lessee.

In witness whereof ခရိုင်အုပ်ချုပ်ရေးမှူး၊ ခရိုင်အထွေထွေအုပ်ချုပ်ရေးဦးစီးဌာန၊ ညောင်ဦးခရိုင် acting for and on behalf of the GOVERNMENT OF THE UNION OF BURMA and ဦးအောင်သိန်းမြင့်၊ ဒေါ်ဝါဝါသိန်း၊ အမှတ်(၄)ရပ်ကွက်၊ ဗူးသံရပ်(မြောက်)၊ ညောင်ဦးမြို့ have hereunto set their hands.

တင်ထွေးအောင်(၀/၁၉၉၇)
တော်လီထွတ်အရာရှိ
ခရိုင်အထွေထွေအုပ်ချုပ်ရေးဦးစီးဌာန
ညောင်ဦးခရိုင်၊

THE SCHEDULE ABOVE REFERRED TO

All that piece of land situate in the အမှတ်(၄)ရပ်ကွက်၊ ဗူးသံရပ်(မြောက်) ward of the town of ညောင်ဦးမြို့ known as lot No. ၆ဆ in block No. ၉၊ ဗူးသံရပ်(မြောက်) containing ၀.၅၀၀ ဧက or thereabouts bounded as follows:-

North ဦးပိုင်အမှတ် ၆ခ
East ဦးပိုင်အမှတ် ၆ဃ
South လမ်း
West ဦးပိုင်အမှတ် ၆ဂ

and shown in the annexed plan marked red

ဦးပိုင်

Signed by the said ဦး[illegible]၊ ခရိုင်အုပ်ချုပ်ရေးမှူး၊
in the presence of ဦး [illegible]၊ [illegible]

Witnesses. ဦး[illegible] (ခ) ဦး[illegible] [illegible] ဦး သုတေဇော် (၈/မကသ(နိုင်)၁၁၂၅၅၇) မှ [illegible] လက်မှတ်ရေးထိုးပါသည်။

၁၄.၁၀.၁၅

တော်လီထွတ်အရာရှိ
ခရိုင်အထွေထွေအုပ်ချုပ်ရေးဦးစီးဌာန
ညောင်ဦးခရိုင်၊ညောင်ဦးမြို့နယ်

ဦးသုတေဇော်
၈/မကသ(နိုင်)၁၁၂၅၅၇

Deputy Commissioner
District.

Signed by the said ဦးအောင်သိန်းမြင့်၊ ဒေါ်ဝါဝါသိန်း၊
in the presence of

Witness

Signature of Leaser

(ဦးအောင်သိန်းမြင့်) (ဒေါ်ဝါဝါသိန်း)

၁၅.၁၀.၁၅

[illegible] ၁၁၀၅၁ [illegible] လက်မှတ်ရေးထိုးပါသည်။

(ဦးအောင်သိန်းမြင့်) (ဒေါ်ဝါဝါသိန်း)

breach shall continue and the said Deputy Commissioner may enforce the payment of such penalties in the same manner as arrears of revenue on land may be recoverd.

8. That the said Deputy Commissioner and all persons acting under his orders shall be at liberty at all reasonable times in the day time during the said term to enter upon the said land or any buildings that may be erected thereon for any purpose connected with this lease.

9. At the expiration of the said term hereby granted quietly to surrender and deliver up possession of the said land but not the buildings or fixtures that may then be thereon to the Lessor provided that if the Lessor shall re-enter upon the said land and determine this lease under clause 10 hereof the Lessee shall thereupon quietly deliver up possession of the said land and buildings and fixtures that may then be thereon to the Lessor.

10. Provided always that if the said rent or any part thereof shall be in arrear and unpaid for one calendar month after the same shall have become due whether the same shall have been demanded or not or if the Lessee shall not observe and perform the covenants herein before contained the said Deputy Commissioner may immediately and notwithstanding the waiver of any previous breach or right of re-entry cancel this lease and take possession of the land and the buildings and fixtures that may then be thereon.

And the Lessor doth hereby covenant with the Lessee-

11. That the Lessee may at the expiration of the said term hereby granted if this lease shall not have been previously cancelled under clause 10 hereof and if the Lessee shall have paid the said rent and duly observed and performed the covenants by the Lessee herein contained up to the expiration of the said term take away and dispose of all buildings and fixtures that may then be erected and fixed to the said land provided that the Lessee makes good and repairs any damage that may be caused to the said land by such removal

12. That if the Lessee shall be desirous of taking a renewed lease of the said piece of land for the further term of thirty years from the expiration of the said term hereby granted and of such desire shall prior to the expiration of such last-mentioned term give to the Lessor three calendar months previous notice in writing and shall pay the rent hereby reserved and observe and perform the several covenants and conditions herein contained and on the part of the Lessee to be observed and performed up to the expiration of the said term hereby granted the Lessor will upon the request and at the expense of the Lessee and upon his signing and delivering to the Lessor a counterpart thereof sign and deliver to the Lessee a renewed lease of the said piece of land for a further term of thirty years at a rent to be fixed by the Lessor and under and subject to similar covenants and provisions or such of them as shall be then subsisting or capable of taking effect provided that a lease for a third term of thirty years shall not contain this present covenant or renewal.

LAND REVENUE 11

Lease I

Entered in Land Register 3 (Volume) Page

Revenue Proceedings NO. [illegible] / of [illegible] District Office [illegible]

FORM OF LEASE OF TOWN LANDS WITH POWER OF RENEWAL UP TO NINETY YEARS

(Rule-51 A of the Rules under the U.B Land and Revenue Regulation, 1889)

(Rule-29 of the Rules under the L.B Town and Village Lands Act, 1898)

THIS LEASE made the [illegible] day of [illegible] two thousand and [illegible] BETWEEN THE GOVERNMENT OF THE Union of Burma (hereinafter called "the Lessor" which expression shall be taken to mean and include the said Government of the Union of Burma and his successors in office and assigns except when the context requires another and different meaning) of the one part: AND [illegible] [illegible] son of [illegible] hereinafter called "the Lessee" which expression shall be taken to mean and "Include the said [illegible] his heirs executors administrators representatives and assigns except when the context requires another and different meaning) of the other part: Witnesses that in consideration of the rent hereinafter resreved and of the covenants by the Lessee hereinafter contained the Lessor DOTH hereby lease unto the Lessee all that piece of land described in the schedule hereto together with all rights easements and appurtenances to the same belonging save and except all mines and mineral products buried treasure coal petroleum oil and quarries whatsoever in under or within the said land with liberty for the Lessor and his lessees licensees agents and Workmen and all other persons acting on his behalf to dig search for obtain and carry away the same on making reasonable compensation to the Lessee on account of any disturbance or damage that may be caused thereby to the surface of the side land and that such compensation shall in case of dispute be determined by the Deputy Commissioner of [illegible] as nearly as may be in accordance with the provisions of the Land Acquisition Acts or Regulations for the time being in force TO HOLD the said land unto the Lessee for the term of thirty years from the date of this lease *with the option for the Lessee to renew this lease for two successive terms of thirty years as hereinafter Provided YIELDING and PAYING therefore the clear yearly rent of Kyat [illegible] payable in advance on the third day of January of each year and the Lessee doth hereby to the intent that the burden of the convenants may run with the said land and may bind the owners thereof for the time being covenant with the Lessee:

[illegible]

30 YEARS

1. To pay the said rent on the days and in the manner herein before appointed for payment thereof and also to pay all taxes rates and assessments that now are or may hereafter during the said term be imposed upon the said land or any buildings that may be erected thereon or upon the lessee in respect thereof.

"————" The Words "with the option ..... hereinafter provided" should be omitted at second renewal

"————" The Words "a futher term of thirty years" should be substituted at the first renewal.

[illegible] Deputy Commissioner [illegible]

2. To Commence to erect upon the said land within months from the date hereof the buildings the measurements elevation and materials of which shall receive the previous approval in writing of the Deputy Commissioner and to complete such buildings within .... မ၊ရ၊ စိုက်၂၄ months from the date hereof and during the currency of this lease to keep such buildings in good repair to the satisfaction of the said Deputy Commissioner.

† Alternative

2. To erect upon the land within ၃၆ months from the date hereof and thereafter at all times during the said term to maintain thereon a good and substantial as described in his applicatoin according to the rules and bye-laws which now are in force or hereafter may be in force under any Act governing the administration of urban areas in respect to materials to be used in and method of construction of buildings.

† Strike out alternative not required

3. Not to erect buildings on more than $\frac{၁}{၄}$ of the area of the said land.

4. Not to alter the position mode of construction or materials of the said building or of any other buildings that may hereafter be erected on the said land without the consent in writing of the said Deputy commissioner and not to erect any other building upon the said land without first obtaining such consent

† Alternative

4. Not to erect any other building on the said land without first obtaining the consent in writing of the said Deputy Commissioner.

မြို့တော်ငြိမ်း (ဝ/၅၅၂)၊ လ/ထည့်မှု

† Strike out alternative not required

5 Not to use the said land and buildings that may be erected thereon during the said term for a lodging-house or for a cooly-barrack or for any other purpose than မ၊ရ၊ စိုက်ထူးခွဲ ဈေးဆိုင်ခန်း without the consent in writing of the said Deputy Commissioner.

In the event of the lessee obtaining subject to any further restrictions and conditions or subject to enhanced rent the consent of the Deputy Commissioner to erect maintain keep or use buildings on the land for the purpose of a lodging-house or a cooly-barrack to comply with all such restrictions and conditions and to pay on the dates aforesaid such enhanced rent as if they were part of this indenture.

6 Without first obtaining such consent not to subdivide the said land or to part with the possession of transfer or sublease a part only of the said land.

7. To register all changes in the possession of the whole of the said land whether by transfer otherwise than by registered document succession or otherwise in the register of the said Deputy Commissioner within one calendar month from the respective dates of such changes and if the Lessee shall without sufficient cause neglect to register such changes the said Deputy Commissioner may impose on him for each such case of neglect a penalty not exceeding K 100 and a further monthly penalty not exceeding K 50 for each month that such

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In Municipal areas the building plans should also be subscribed in the municipal commission sad section 115, Burma Municipal Act 1898

2. To Commence to erect upon the said land within months from the date hereof the buildings the measurements elevation and materials of which shall receive the previous approval in writing of the Deputy Commissioner and to complete such buildings within .... ၁၂ နှစ်အတွင်း months from the date hereof and during the currency of this lease to keep such buildings in good repair to the satisfaction of the said Deputy Commissioner.

† Alternative

2. To erect upon the land within ၆ months from the date hereof and thereafter at all times during the said term to maintain thereon a good and substantial as described in his applicatoin according to the rules and bye - laws which now are in force or hereafter may be in force under any Act governing the administration of urban areas in respect to materials to be used in and method of construction of buildings.

† Strike out alternative not required

3. Not to erect buildings on more than ½ of the area of the said land.

4. Not to alter the position mode of construction or materials of the said building or of any other buildings that may hereafter be erected on the said land without the consent in writing of the said Deputy commissioner and not to erect any other building upon the said land without first obtaining such consent

† Alternative

4. Not to erect any other building on the said land without first obtaining the consent in writing of the said Deputy Commissioner.

† Strike out alternative not required

5. Not to use the said land and buildings that may be erected thereon during the said term for a lodging-house or for a cooly-barrack or for any other purpose than .... without the consent in writing of the said Deputy Commissioner.

In the event of the lessee obtaining subject to any further restrictions and conditions or subject to enhanced rent the consent of the Deputy Commissioner to erect maintain keep or use buildings on the land for the purpose of a lodging - house or a cooly - barrack to comply with all such restrictions and conditions and to pay on the dates aforesaid such enhanced rent as if they were part of this indenture.

6. Without first obtaining such consent not to subdivide the said land or to part with the possession of transfer or sublease a part only of the said land.

7. To register all changes in the possession of the whole of the said land whether by transfer otherwise than by registered document succession or otherwise in the register of the said Deputy Commissioner within one calendar month from the respective dates of such changes and if the Lessee shall without sufficient cause neglect to register such changes the said Deputy Commissioner may impose on him for each such case of neglect a penalty not exceeding K 100 and a further monthly penalty not exceeding K 50 for each month that such

In Municipal areas the building plans should also be subscribed in the municipal commission sad section 115, Burma Municipal Act 1898

[illegible]

13. Provided also and it is hereby agreed that the Lessor his successors or assigns may at the expiration of the said term hereby granted if the Lessee shall not have obtained a renewal of this lease under clause 12 hereof elect in purchase the said buildings and fixtures that may then may then be in or upon the said land on giving to the Lessee one calendar month's previous notice in writing of such his intention and the price shall in case of dispute be determined by the Executive Engineer of the said district according to the actual value of such buildings and fixtures and his decision shall be final and conclusive and altogether binding upon the Lessee.

In witness whereof [illegible] acting for and on behalf of the GOVERNMENT OF THE UNION OF BURMA and [illegible] have hereunto set their hands.

THE SCHEDULE ABOVE REFERRED TO

All that piece of land situate in the [illegible] ward of the town of [illegible] known as lot No. [illegible] in block No. [illegible] containing ၀.၂၀၀၆ or thereabouts bounded as follows:-

North [illegible]

East [illegible]

South [illegible]

West [illegible]

and shown in the annexed plan marked red.

Signed by the said [illegible]

in the presence of [illegible]

Witnesses.

Deputy Commissioner

District.

Signed by the said [illegible]

in the presence of

Witness

Signature of Leaser

[illegible]

breach shall continue and the said Deputy Commissioner may enforce the payment of such penalties in the same manner as arrears of revenue on land may be recoverd.

8. That the said Deputy Commissioner and all persons acting under his orders shall be at liberty at all reasonable times in the day time during the said term to enter upon the said land or any buildings that may be erected thereon for any purpose connected with this lease.

9. At the expiration of the said term hereby granted quietly to surrender and deliver up possession of the said land but not the buildings or fixtures that may then be thereon to the Lessor provided that if the Lessor shall re-enter upon the said land and determine this lease under clause 10 hereof the Lessee shall thereupon quietly deliver up possession of the said land and buildings and fixtures that may then be thereon to the Lessor:

10. Provided always that if the said rent or any part thereof shall be in arrear and unpaid for one calendar month after the same shall have become due whether the same shall have been demanded or not or if the Lessee shall not observe and perform the covenants herein before contained the said Deputy Commissioner may immediately and notwithstanding the waiver of any previous breach or right of re-entry cancel this lease and take possession of the land and the buildings and fixtures that may then be thereon.

And the Lessor doth hereby covenant with the Lessee-

11. That the Lessee may at the expiration of the said term hereby granted if this lease shall not have been previously cancelled under clause 10 hereof and if the Lessee shall have paid the said rent and duly observed and performed the covenants by the Lessee herein contained up to the expiration of the said term take away and dispose of all buildings and fixtures that may then be erected and fixed to the said land provided that the Lessee makes good and repairs any damage that may be caused to the said land by such removal

12. That if the Lessee shall be desirous of taking a renewed lease of the said piece of land for the further term of thirty years from the expiration of the said term hereby granted and of such desire shall prior to the expiration of such last-mentioned term give to the Lessor three calendar months previous notice in writing and shall pay the rent hereby reserved and observe and perform the several covenants and conditions herein contained and on the part of the Lessee to be observed and performed up to the expiration of the said term hereby granted the Lessor will upon the request and at the expense of the Lessee and upon his signing and delivering to the Lessor a counterpart thereof sign and deliver to the Lessee a renewed lease of the said piece of land for a further term of thirty years at a rent to be fixed by the Lessor and under and subject to similar covenants and provisions or such of them as shall be then subsisting or capable of taking effect provided that a lease for a third term of thirty years shall not contain this present covenant or renewal.

[illegible] RENEWAL [illegible]

Entered in Land Register 3 (Volume [illegible]
Revenue Proceedings N0. [illegible] of [illegible] Office

FORM OF LEASE OF TOWN LANDS WITH POWER OF RENEWAL UP TO NINETY YEARS

(Rule 51 A of the Rules under the D.B Land and Revenue Regulation, 1889)
(Rule 29 of the Rules under the L.B Town and Village Lands Act, 1898)

THIS LEASE made the [illegible] day of [illegible] two thousand and [illegible] BETWEEN THE GOVERNMENT OF THE Union of Burma (hereinafter called "the Lessor" which expression shall be taken to mean and include the said Government of the Union of Burma and his successors in office and assigns except when the context requires another and different meaning) of the one part: AND [illegible] of [illegible] son of [illegible] hereinafter called "the Lessee" which expression shall be taken to mean and include the said [illegible] his heirs executors administrators representatives and assigns except when the context requires another and different meaning) of the other part: Witnesses that in consideration of the rent hereinafter resreved and of the covenants by the Lessee hereinafter contained the Lessor DOTH hereby lease unto the [illegible] all that piece of land described in the schedule hereto together with all rights easements and appurtenances to the same belonging save and except all mines and mineral products buried treasure coal petroleum oil and quarries whatsoever in under or within the said land with liberty for the Lessor and his lessees licensees agents and Workmen and all other persons acting on his behalf to dig search for obtain and carry away the same on making reasonable compensation to the [illegible] on account of any disturbance or damage that may be caused the [illegible] the surface of the side land and that such compensation [illegible] of dispute be determined by the Deputy Commissioner of [illegible] as nearly as may be in accordance with the provisions of the Land Acquisition Acts or Regulations for the time being in force TO HOLD the said land unto the Lessee for the term of thirty years from the date of this lease *with the option for the Lessee to renew this lease for two successive terms of thirty years as hereinafter Provided YIELDING and PAYING therefore the clear yearly rent of Kyat [illegible] payable in advance on the third day of January of each year and the Lessee doth hereby to the intent that the burden [illegible] covenants may run with the said land and may bind the owners thereof for the time being covenant with the Lessee

30 YEARS

to pay the said rent on the days and in the manner herein before appointed for payment thereof and also to pay all taxes rates and assessments that now are or may hereafter during the said term be imposed upon the said land or any buildings that may be erected thereon or upon the lessee in respect thereof

* The Words "with the option [illegible] hereinafter provided" should be omitted at second renewal

* The Words "a futher term of thirty [illegible] shall be substituted at the first renewal

[illegible]

1. To Commence to erect upon the said land within months from the date hereof the buildings the measurement [illegible] ation and materials of which shall receive the previous approval in writing of the Deputy Commissioner and to complete such buildings within မူရင်းအတိုင်း months from the date hereof and during the currency of this lease to [illegible] such buildings in good repair to the satisfaction of the said Deputy Commissioner

† Alternative

2. To erect upon the land within [illegible] months [illegible] hereof and thereafter at all times during the said term to maintain there [illegible] and substantial as described in his applicatoin according to the rules and bye-laws which now are in force or hereafter may be in force under any Act gover[illegible] the administration of urban areas in respect to materials to be used in and method of construction of buildings

† Strike out alternative not required †

3. Not to erect buildings on more than [illegible] .....of the area of the said land,

4. Not to alter the position mode of construction or [illegible] of the said building or of any other buildings that may hereafter be erected on the said land without the consent in writing of the said Deputy commissioner and not to erect any other building upon the said land without first obtaining such consent

† Alternative

4. Not to erect any other building on the said land without first obtaining the consent in writing of the said Deputy Commissioner

† Strike out alternative not required †

5. Not to use the said land and buildings that may be erected thereon during the said term for a lodging-house or for a cooly-barrack or for any other purpose than မူရင်းအတိုင်း without the consent in writing of the said Deputy Commissioner

In the event of the lessee obtaining subject to any further restrictions and conditions or subject to enhanced rent the consent of the Deputy Commissioner to erect maintain keep or use buildings on the land for the purpose of a lodging-house or cooly-barrack to comply with all such restrictions and conditions and to pay on the dates aforesaid such enhanced rent as if they were part of this indenture

6. Without first obtaining such consent not to subdivide the said land or to part with the possession of transfer or sublease a part only of the said land

7. To register all changes in the possession of the whole of the said land whether by transfer otherwise than by registered document succession or otherwise in the register of the said Deputy Commissioner within one calendar month from the respective dates of such changes and if the lessee shall without sufficient cause neglect to register such changes the [illegible] Deputy Commissioner

breach shall continue and the said Deputy Commissioner may enforce the payment of such penalties in the same manner as arrears of revenue on land may be recoverd.

8. That the said Deputy Commissioner and all persons acting under his orders shall be at liberty at all reasonable times in the day time during the said term to enter upon the said land or any buildings that may be erected thereon for any purpose connected with this lease.

9. At the expiration of the said term hereby granted quietly to surrender and deliver up possession of the said land but not the buildings or fixtures that may then be thereon to the Lessor provided that if the Lessor shall re-enter upon the said land and determine this lease under clause 10 hereof the Lessee shall thereupon quietly deliver up possession of the said land and buildings and fixtures that may then be thereon to the Lessor;

10. Provided always that if the said rent or any part thereof shall be in arrear and unpaid for one calendar month after the same shall have become due whether the same shall have been demanded or not or if the Lessee shall not observe and perform the covenants herein before contained the said Deputy Commissioner may immediately and notwithstanding the waiver of any previous breach or right of re-entry cancel this lease and take possession of the land and the buildings and fixtures that may then be thereon.

And the Lessor doth hereby covenant with the Lessee

11. That the Lessee may at the expiration of the said term hereby granted if this lease shall not have been previously cancelled under clause 10 hereof and if the Lessee shall have paid the said rent and duly observed and performed the covenants by the Lessee herein contained up to the expiration of the said term take away and dispose of all buildings and fixtures that may then be erected and fixed to the said land provided that the Lessee makes good and repairs any damage that may be caused to the said land by such removal.

12. That if the Lessee shall be desirous of taking a renewed lease of the said piece of land for the further term of thirty years from the expiration of the said term hereby granted and of such desire shall prior to the expiration of such last-mentioned term give to the Lessor three calendar months previous notice in writing and shall pay the rent hereby reserved and observe and perform the several covenants and conditions herein contained and on the part of the Lessee to be observed and performed up to the expiration of the said term hereby granted the Lessor will upon the request and at the expense of the Lessee and upon his signing and delivering to the Lessor a counterpart thereof sign and deliver to the Lessee a renewed lease of the said piece of land for a further term of thirty

13. Provided also and it is hereby agreed that the L[illegible] his successors or assigns may at the expiration of the said term hereby granted if the Lessee shall not have obtained a renewal of this lease under clause 12 hereof elect to purchase the said buildings and fixtures that may then may then be in or upon the said land on giving to the Lessee one calendar month's previous notice in writing of such his intention and the price shall in case of dispute be determined by the Executive Engineer of the said district according to the actual value of such buildings and fixtures and his decision shall be final and conclusive and altogether binding upon the Lessee.

In witness whereof [illegible] acting for and on behalf of the GOVERNMENT OF THE UNION OF BURMA and [illegible] ညောင်ဦးမြို့ have hereunto set their hands.

THE SCHEDULE ABOVE REFERRED TO

All that piece of land situate in the [illegible] ward of the town of ညောင်ဦးမြို့ known as lot No [illegible] in block No. [illegible] containing [illegible] or thereabouts bounded as follows:-

North [illegible]

East [illegible]

South [illegible]

West [illegible]

and shown in the annexed plan marked red.

Signed by the said [illegible] in the presence of [illegible]

Witness [illegible]

ကော်လီညွန့်ကျော်
ခရိုင်အထွေထွေအုပ်ချုပ်ရေးဦးစီးဌာန
ညောင်ဦးခရိုင်၊ညောင်ဦးမြို့နယ်

မြို့ပေါ်မြိမ်း (ပ [illegible])၊လ/တညွန်မှူး
[illegible]
အထွေထွေအုပ်ချုပ်ရေးဦးစီးဌာန
ညောင်ဦးမြို့နယ်

Deputy Commissioner
District

Signed by the said [illegible] ညောင်ဦး
in the presence of

Witness

Signature of Leaser

[illegible]
[illegible] ညောင်ဦးမြို့

[illegible]
[illegible]
ညောင်ဦးမြို့

LAND REVENUE II

Entered in Land Register 3 (Volume
Revenue Proceedings NO. [illegible] of [illegible] District Office

တော်ထိရွှေ [illegible]
ညောင်ဦးမြို့

FORM OF LEASE OF TOWN LANDS WITH POWER OF RENEWAL UP TO NINETY YEARS

30 YEARS

(Rule 51 ... of the Rules under the U.B Land and Revenue Regulation, 1889)
(Rule 29 of the Rules under the U.B Town and Village Lands Act, 1898)

THIS LEASE made the [illegible] day of [illegible] two thousand and [illegible] BETWEEN THE GOVERNMENT OF THE Union of Burma (hereinafter called "the Lessor" which expression shall be taken to mean and include the said Government of the Union of Burma and his successors in office and assigns except when the context requires another and different meaning) of the one part: AND

[illegible]

of [illegible] son of [illegible]

hereinafter called "the Lessee" which expression shall be taken to mean and "Include the said [illegible] his heirs executors administrators representatives and assigns except when the context requires another and different meaning) of the other part: Witnesses that in consideration of the rent hereinafter reserved and of the covenants by the Lessee hereinafter contained the Lessor DOTH hereby lease unto the Lessee all that piece of land described in the schedule hereto together with all rights easements and appurtenances to the same belonging save and except all mines and mineral products buried treasure coal petroleum oil and quarries whatsoever in under or within the said land with liberty for the Lessor and his lessees licensees agents and Workmen and all other persons acting on his behalf to dig search for obtain and carry away the same on making reasonable compensation to the Lessee on account of any disturbance or damage that may be caused thereby to the surface of the side land and that such compensation shall in case of dispute be determined by the Deputy Commissioner of [illegible] as nearly as may be in accordance with the provisions of the Land Acquisition Acts or Regulations for the time being in force TO HOLD the said land unto the Lessee for the term of thirty years from the date of this lease *with the option for the Lessee to renew this lease for two successive terms of thirty years as hereinafter Provided YIELDING and PAYING therefore the clear yearly rent of Kyats [illegible] payable in advance on the third day of January of each year and the Lessee doth hereby to the intent that the of the convenants may run with the said land and may bind the owners thereof for the time being covenant with the Lessee.

1. To pay the said rent on the days and in the manner herein before appointed for payment thereof and also to pay all taxes rates and assessments that now are or may hereafter during the said term be imposed upon the said land or any buildings that may be erected thereon or upon the lessee in respect thereof.

[illegible]

[illegible] (၁/၁၂၀၀၇) [illegible]

30 YEARS

[illegible] (၀/၄၉၃၁)
ကော်လီတွေ့အရာရှိ
မြို့နယ်အထွေထွေအုပ်ချုပ်ရေးဦးစီးဌာန
ညောင်ဦးမြို့နယ်

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* The Words "with the option ... hereinafter provided" should be omitted at second renewal

** The Words "a father term of ... be substituted at the first renewal

[illegible] Deputy Commissioner [illegible]

2. To Commence to erect upon the said land within months from the date hereof the buildings the measurements elevation and materials of which shall receive the previous approval in writing of the Deputy Commissioner and to complete such buildings within [illegible] months from the date hereof and during the currency of this lease to keep such buildings in good repair to the satisfaction of the said Deputy Commissioner

† Alternative

2. To erect upon the land within [illegible] months from the date hereof and thereafter at all times during the said term to maintain thereon a good and substantial as described in his applicatoin according to the rules and bye-laws which ngw are in force or hereafter may be in force under any Act governing the administration of urban areas in respect to materials to be used in and method of construction of buildings.

† Strike out alternative not required

3. Not to erect buildings on more than [illegible] of the area of the said land.

4. Not to alter the position mode of construction or materials of the said building or of any other buildings that may hereafter be erected on the said land without the consent in writing of the said Deputy commissioner and not to erect any other building upon the said land without first obtaining such consent

† Alternative

4. Not to erect any other building on the said land without first obtaining the consent in writing of the said Deputy Commissioner

† Strike out alternative not required

5. Not to use the said land and buildings that may [illegible] said term for a lodging-house or for a cooly-barrack or [illegible] without the [illegible] Deputy Commissioner.

In the event of the lessee obtaining subject [illegible] conditions or subject to enhanced rent the consent of [illegible] erect maintain keep or use buildings on the land for the purpose of [illegible] or a cooly-barrack to comply with all such restrictions [illegible] on the dates aforesaid such enhanced rent as if they were [illegible]

6. Without first obtaining such consent not to subdivide [illegible] with the possession of transfer or sublease a part only of the said land

7. To register all changes in the possession of the whole of the said [illegible] whether by transfer otherwise than by registered [illegible] otherwise in the register of the said Deputy Commissioner within one calendar month from the respective dates of such changes and if the Lessee shall without sufficient cause neglect to register such changes the said Deputy Commissioner [illegible]

13. Provided also and it is hereby agreed that [illegible] or his successors or assigns may at the expiration of the said term hereby [illegible] if the Lessee shall not have obtained a renewal of this lease under clause [illegible] elect in purchase the said buildings and fixtures that may then may then be [illegible] upon the said land on giving to the Lessee one calendar month's previous notice in writing of such his intention and the price shall in case of dispute be determined by the Executive Engineer of the said district according to the actual value of such buildings and fixtures and his decision shall be final and conclusive and altogether binding upon the Lessee.

In witness whereof [illegible] acting for and on behalf of the GOVERNMENT OF THE UNION OF BURMA and [illegible] have hereunto set their hands.

THE SCHEDULE ABOVE REFERRED TO

All that piece of land situate in the [illegible] ward of the town of [illegible] known as lot No ၁၁ in block No. [illegible] containing [illegible] ၀.၀၂၉၈ [illegible] or thereabouts bounded as follows:- [illegible]

North [illegible]

East [illegible] - ၁၂

South [illegible]

West [illegible] - ၁၀

and shown in the annexed plan marked red

Signed by the said [illegible] in the presence of [illegible]

Witnesses

[illegible]

[illegible] District

Signed by the said [illegible] in the presence of

Witness

Signature of Leaser

[illegible]

[illegible]

[illegible]

breach shall continue and the said Deputy Commissioner [illegible] enforce the payment of such penalties in the same manner as arrears of [illegible] land may be recovered.

8. That the said Deputy Commissioner and all per[illegible] acting under his orders shall be at liberty at all reasonable times in the day [illegible] the said term to enter upon the said land or any buildings that may be [illegible] thereon for any purpose connected with this lease.

9. At the expiration of the said term hereby [illegible] quietly to surrender and deliver up possession of the said land but not the [illegible] or fixtures that may then be thereon to the Lessor provided that if the Lessor [illegible] upon [illegible] land and determine this lease under clause 10 hereof the Le[illegible] shall there[illegible]ly deliver up possession of the said land and buildings and fixtures [illegible] be thereon to the Lessor:

10. Provided always that if the said rent or any part thereof shall be in arrear and unpaid for one calendar month after the same shall have become due whether the same shall have been demanded or not or if the Lessee shall not observe and perform the covenants herein before contained the said Deputy Commissioner may immediately and notwithstanding the waiver of any previous breach or right of re-entry cancel this lease and take possession of the land and the buildings and fixtures that may then be thereon.

And the Lessor doth hereby covenant with the Lessee-

11. That the Lessee may at the expiration of the said term hereby granted if this lease shall not have been previously cancelled under clause 10 hereof and if the Lessee shall have paid the said rent and duly observed and performed the covenants by the Lessee herein contained up to the expiration [illegible] and dispose of all buildings and fixtures that may then be erected and fixed [illegible] said land provided that the Lessee makes good and repairs any damage that may be caused to the said land by such removal.

12. That if the Lessee shall be desirous of ta[illegible] renewal [illegible] the said piece of land for the further term of thirty years from [illegible] said term hereby granted and of such desire shall prior to the [illegible] of such [illegible] term give to the Lessor three calendar months [illegible] in writing and shall pay the rent hereby reserved and observe and perform the several covenants and conditions herein contained and on the part of the Lessee to be observed and performed up to the expiration of the said term hereby granted the Lessor will upon the request and at the expense of the Lessee and upon [illegible] and delivering to the Lessor a counterpart thereof sign and deliver to the Lessee a renewed lease of the said piece of land for a further term of thirty years at a rent to be fixed by the Lessor and under and subject to similar covenants and [illegible] or such of them as shall be then subsisting or capable of taking effect provided that a lease for a third term of thirty years shall not contain this present [illegible] of renewal

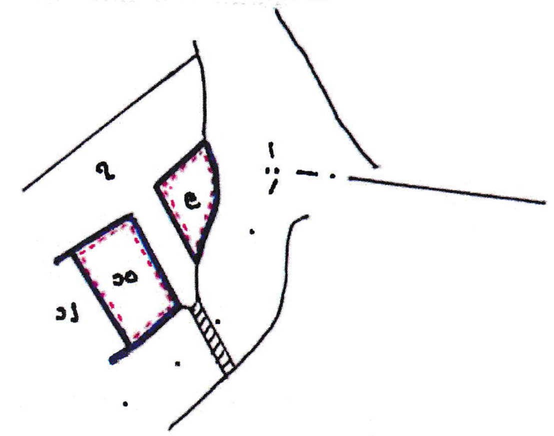
မြေစာရင်းပုံစံ – ၁၀၅

2014 - 0297905

မှန်ကန်ကြောင်း သက်သေခံ / သက်သေမခံ သော လက်ရှိမြေပုံတွင် ယခုနှစ်အသုံးပြုသော ဦးပိုင်မြေပုံ လက်ခံရေးကူးရန်ပုံစံ

ပြည်ထောင်စု သမ္မတ မြန်မာနိုင်ငံတော် စာချုပ်စာတမ်း ခေါင်း ၁၅၀ ကျပ် K 150

တိုင်းဒေသကြီး/ ပြည်နယ်	စစ်ကိုင်း
ခရိုင်	ရွှေဘိုခရိုင်
မြို့နယ်/ မြို့နယ်ခွဲ	ရွှေဘိုမြို့
ရပ်ကွက်/ ကျေးရွာအုပ်စု	ရပ်ကွက်-၄
ကွင်း/ အကွက်အမှတ်နှင့်အမည်	၉ - ရွာသစ်
ဦးပိုင်အမှတ်/ မြေကွက်အမှတ်	၉ + ၁၀



ဦးပိုင် အမှတ်	အခွန်စည်းကြပ်ခံရသူ/ ပိုင်ရှင်/ ဂရန်ရှင်/ အငှားဂရန်ရှင် အမည်	ပိုင်ဆိုင်ခွင့်	မြေမျိုးနှင့် အတန်း	ဧရိယာ (ဧက)	မှတ်ချက်
၉	[illegible]	[illegible]	[illegible]	၀.၀၂၉	[illegible]
၁၀	--"--		[illegible]	၀.၀၅၈	[illegible]
				၀.၀၈၇	[illegible] (၁၂.၃.၂၀၁၄)
					[illegible]
					၄၄/၂၀၁၄-၁၅

ရေးကူးပေးသည့်အကြောင်းအရာ	[illegible]

(အထက်ဖော်ပြပါအကြောင်းအရာအတွက်သာ အသုံးပြုခွင့်ရှိသည်။)

လျှောက်ထားသူအမည် – [illegible]

လျှောက်လွှာတင်သည့်နေ့စွဲ – ၃.၃.၂၀၂၅

လျှောက်ထားသူသို့ ထုတ်ပေးသည့်နေ့စွဲ – ၆.၃.၂၀၂၅

ယခုအထက်တွင် ပြဆိုသောမြေပုံမှာ မှန်ကန်သေချာစွာ ရေးကူးထားသော (၂၀၂၅) ခုနှစ် အတွက် နောက်ဆက်တွဲတိုင်းတာခြင်း မြေပုံဖြစ်ကြောင်း သက်သေခံလက်မှတ် ရေးထိုးပါသည်။

မြေစာရင်းဦးစီးဌာန ညောင်ဦးမြို့

အမှုတွဲထိန်း/မြေတိုင်းစာရေးလက်မှတ် –

နေ့စွဲ – ၆.၃.၂၀၂၅

မြေတိုင်း-၄ (မြေစာရင်း)
မြို့နယ်မြေစာရင်းဦးစီးဌာန
ညောင်ဦးမြို့

တိုက်ဆိုင်စစ်ဆေးပြီး မှန်ကန်ပါသည်။

လက်ထောက်ဦးစီးမှူးလက်မှတ် –

နေ့စွဲ – ၆.၃.၂၀၂၅

လက်ထောက် ဦးစီးမှူး (အမှုတွဲထိန်း)
မြို့နယ်မြေစာရင်းဦးစီးဌာန
ညောင်ဦးမြို့

စိစစ်အတည်ပြုပါသည်။

ဦးစီးအရာရှိ

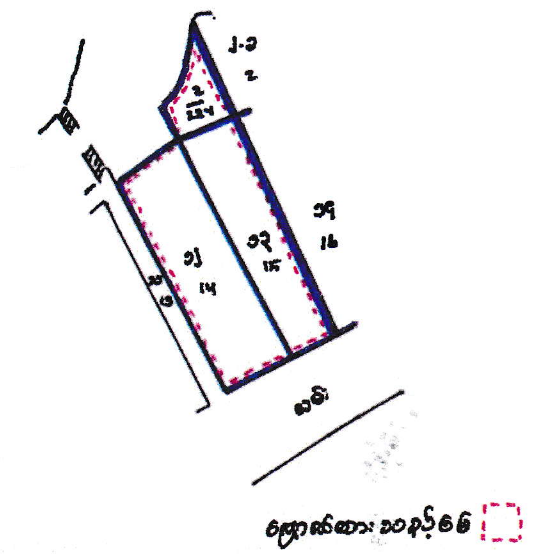
မြို့နယ်မြေစာရင်းဦးစီးဌာနမှူးလက်မှတ် မြို့နယ်မြေစာရင်း...

မြေစာရင်းပုံစံ - ၁၀၅

2014 - 0297904

မှန်ကန်ကြောင်း သက်သေခံ / သက်သေမခံ သော လက်ရှိမြေပုံတွင် ယခုနှစ်အသုံးပြုသော ဦးပိုင်မြေပုံ လက်ခံရေးကူးရန်ပုံစံ

K 150

တိုင်းဒေသကြီး/ ပြည်နယ် မန္တလေး	
ခရိုင် ညောင်ဦး	
မြို့နယ်/ မြို့နယ်ခွဲ ညောင်ဦး	
ရပ်ကွက်/ ကျေးရွာအုပ်စု [illegible]	
ကွင်း/ အကွက်အမှတ်နှင့်အမည် [illegible]	
ဦးပိုင်အမှတ်/ မြေကွက်အမှတ် ၁၄-၁၅	

ဦးပိုင် အမှတ်	အခွန်စည်းကြပ်ခံရသူ/ ပိုင်ရှင်/ ဂရန်ရှင်/ အငှားဂရန်ရှင် အမည်	ပိုင်ဆိုင်ခွင့်	မြေမျိုးနှင့် အတန်း	ဧရိယာ (ဧက)	မှတ်ချက်
၁၄	[illegible]	[illegible]	[illegible]	၀.၁၂၉	[illegible]
၁၅	— " —			၀.၁၂၂	[illegible]
				၀.၂၅၁	[illegible]
					[illegible]
					[illegible]

ရေးကူးပေးသည့်အကြောင်းအရာ	[illegible]

(အထက်ဖော်ပြပါအကြောင်းအရာအတွက်သာ အသုံးပြုခွင့်ရှိသည်။)

လျှောက်ထားသူအမည် - [illegible]

လျှောက်လွှာတင်သည့်နေ့စွဲ - [illegible]

လျှောက်ထားသူသို့ ထုတ်ပေးသည့်နေ့စွဲ - [illegible]

ယခုအထက်တွင် ပြဆိုသောမြေပုံမှာ မှန်ကန်သေချာစွာ ရေးကူးထားသော ([illegible]) ခုနှစ် အတွက် နောက်ဆက်တွဲတိုင်းတာခြင်း မြေပုံဖြစ်ကြောင်း သက်သေခံလက်မှတ် ရေးထိုးပါသည်။

အမှုတွဲထိန်း/မြေတိုင်းစာရေးလက်မှတ် -

မြေတိုင်း - ၄ (မြေစာရင်း)

နေ့စွဲ - [illegible]

မြို့နယ်မြေစာရင်း ဦးစီးဌာန ညောင်ဦးမြို့

တိုက်ဆိုင်စစ်ဆေးပြီး မှန်ကန်ပါသည်။

လက်ထောက်ဦးစီးမှူးလက်မှတ်

နေ့စွဲ - [illegible]

လက်ထောက်ဦးစီးမှူး (အမှုတွဲထိန်း)
မြို့နယ်မြေစာရင်းဦးစီးဌာန
ညောင်ဦးမြို့

မြို့နယ်မြေစာရင်း ဦးစီးဌာန ညောင်ဦးမြို့

ရုံးတံဆိပ်
စာအမှတ်.........
ရက်စွဲ.........

စိစစ်အတည်ပြုပါသည်။

CHINDWIN INVESTMENTS LIMITED

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စာအမှတ်၊ AC – 01/2001(385/19)
ရက်စွဲ၊ ၂၀၁၉ ခုနှစ်၊ နိုဝင်ဘာလ (၅) ရက်

သို့

ကော်လိုဗွော်အရာရှိ
ခရိုင်အထွေထွေအုပ်ချုပ်ရေးဦးစီးဌာန
ညောင်ဦးခရိုင်၊ မန္တလေးတိုင်းဒေသကြီး

အကြောင်းအရာ ။ နှစ်(၃၀)မြေငှားဂရန်အား စက်မှုမြေငှားဂရန်အမျိုးအစားသို့ ပြောင်းလဲလျှောက်ထားခြင်း။

၁။ အထက်အကြောင်းအရာပါကိစ္စနှင့်ပတ်သက်၍ ကျွန်တော်များ **Chindwin Investment Limited** မှ ပိုင်ဆိုင်သော ညောင်ဦးမြို့၊ အမှတ်(၄)ရပ်ကွက်၊ ရွာသစ်ရပ်(မြောက်)၊ ဦးပိုင်အမှတ် ၆(က)၊ ၆(ခ)၊ ၆(ဃ)၊ ၆(င)၊ ၆(စ)၊ ၆(ဆ)၊ ၆(ဇ)၊ ၇(က)၊ ၇(ခ)၊ ၇(ဃ) နှင့် အမှတ်(၂)ရပ်ကွက်၊ ကွင်းအမှတ် (၁၂-ယွန်းတန်းနှင့်ဇရပ်ဈေး)၊ ဦးပိုင်အမှတ်-၁၁ တို့သည် လူနေ ထိုင်အသုံးပြုရန်အတွက် နှစ်(၃၀) မြေငှားဂရန်ရရှိထားသော မြေကွက်များ ဖြစ်ပါသည်။

၂။ ယခုအခါ **Riverside Bagan Limited** မှ အထက်ဖော်ပြပါမြေကွက်များပေါ်တွင် ဟိုတယ်လုပ်ငန်းအပြင် ၎င်းနှင့်ဆက်စပ်လျက်ရှိသော စီးပွားရေးလုပ်ငန်းများကို ရေရှည်ရင်းနှီး မြှုပ်နှံကာ လုပ်ငန်းလုပ်ကိုင်ဆောင်ရွက်ရန်အတွက် ကျွန်တော်များ **Chindwin Investment Limited** ထံမှ မြေငှားရမ်း၍ ဟိုတယ်လုပ်ငန်းများ ဆောင်ရွက်သွားမည်ဖြစ်ပါသည်။ ထို့ကြောင့် ၎င်းမြေနေရာများတွင် လုပ်ငန်းလုပ်ကိုင်ဆောင်ရွက်ရန်အတွက် မိမိတို့ကုမ္ပဏီအနေဖြင့် လက်ရှိနှစ်(၃၀)မြေငှားဂရန်အား စက်မှုမြေငှားရန်သို့ ပြောင်းလဲလျှောက်ထားပေးရမည် ဖြစ်ပါသည်။

၃။ သို့ဖြစ်ပါသောကြောင့် **Chindwin Investment Limited** အမည်ဖြင့် လူနေထိုင်အသုံးပြုရန်အတွက် ရရှိထားသော နှစ်(၃၀)မြေငှားဂရန်အား နှစ်(၃၀)စက်မှုစီးပွါးမြေငှားဂရန်သို့ ပြောင်းလဲ လျှောက်ထားခြင်းအား ခွင့်ပြုပေးပါရန်နှင့် လိုအပ်သော လမ်းညွှန်မှုများ ပေးပါရန် တင်ပြလျှောက်ထားအပ်ပါသည်။

CHINDWIN INVESTMENTS LIMITED
108012846

လေးစားစွာဖြင့်

Chindwin Investment Limited
ဒေါ်နွဲ့ဝင်း (ကုမ္ပဏီကိုယ်စား)

ပူးတွဲပါ

- မြေငှားဂရန် (မိတ္တူ)
- ကုမ္ပဏီ၏အစည်းအဝေးဆုံးဖြတ်ချက်မှတ်တမ်း
- ဆောက်လုပ်မည့်အဆောက်အဦပုံစံ

မိတ္တူကို

- မြို့နယ်အထွေထွေအုပ်ချုပ်ရေးဦးစီးဌာန၊ ညောင်ဦးမြို့နယ်၊ မန္တလေးတိုင်းဒေသကြီး
- ရုံးလက်ခံ

၂၀၁၉ ခုနှစ်၊ အောက်တိုဘာလ (၃၀) ရက် တွင် ကျင်းပပြုလုပ်သော
CHINDWIN INVESTMENT LIMITED ၏
ဒါရိုက်တာအဖွဲ့ အစည်းအဝေးမှတ်တမ်း

CHINDWIN INVESTMENTS LIMITED 108012846

အစည်းအဝေးတက်ရောက်ကြသူများ

၁။ ဦးသိမ်းဝေ (ခ) Mr. Serge Pun

၂။ ဦးထွန်းထွန်း

၃။ Mr. Chi Yam Cyrus Pun

အစည်းအဝေးတွင် သဘာပတိအဖြစ် ဒါရိုက်တာ ဦးသိမ်းဝေမှ ဆောင်ရွက်ပြီး အစည်းအဝေးတွင် ဒါရိုက်တာအဖွဲ့ဝင်များအစုရှယ်ယာရှင်များအားလုံးတက်ရောက်ကြသည့်အတွက် အစည်းအဝေးအထမြောက်ကြောင်း ကြေညာပြီး အစည်းအဝေးကို နံနက် (၉း၀၀) နာရီတွင် စတင်ပါသည်။

ဆွေးနွေးချက်များ

Chindwin Investment Limited မှ တရားဝင်ပိုင်ဆိုင်သော ညောင်ဦးမြို့၊ အမှတ်(၄)ရပ်ကွက်၊ ကွင်းအမှတ် (၉-ရွာသစ်-N)၊ ဦးပိုင်အမှတ် ၆(က)၊ ၆(ခ)၊ ၆(ဃ)၊ ၆(င)၊ ၆(စ)၊ ၆(ဆ)၊ ၆(ဇ)၊ ၇(က)၊ ၇(ခ)၊ ၇(ဃ) နှင့် အမှတ်(၂)ရပ်ကွက်၊ ကွင်းအမှတ် (၁၂-ယွန်းတန်းနှင့်ဇရပ်ဈေး)၊ ဦးပိုင်အမှတ်-၁၁ အစရှိသည် မြေကွက်များပေါ်တွင် Riverside Bagan Limited မှ ဟိုတယ်လုပ်ငန်းအပြင် ၎င်းနှင့် ဆက်စပ်လျက်ရှိသော စီးပွားရေးလုပ်ငန်းများကို ရေရှည်ရင်းနှီးမြှုပ်နှံကာ လုပ်ကိုင်နိုင်ရန်အတွက် မိမိတို့နှင့် မြေငှားစာချုပ်ချုပ်ဆိုမည်ဖြစ်ကြောင်းနှင့် အဆိုပါ ဟိုတယ်လုပ်ငန်း လုပ်ကိုင်နိုင်ရန်အတွက် မိမိတို့ကုမ္ပဏီမှ လုပ်ဆောင်ပေးရမည့် ကိစ္စရပ်များကို ဆွေးနွေးညှိနှိုင်းကြပါသည်။

ထိုသို့ Riverside Bagan Limited မှ ဟိုတယ်လုပ်ငန်းလုပ်ကိုင်ရန်အတွက် မိမိတို့ Chindwin Investment Limitted အနေဖြင့် ဖော်ပြပါ မြေကွက်များအား လူနေထိုင်ရန်ခွင့်ပြုပေးထားသော နှစ်(၃၀) မြေငှားဂရန်မှ နှစ်(၃၀) စက်မှု မြေငှားဂရန်လျှောက်ထားပေးရန်လိုအပ်ကြောင်းနှင့် အဆိုပါစက်မှုမြေငှားဂရန် လျှောက်ထားခြင်းနှင့် ပတ်သက်၍ လက်မှတ်ရေးထိုးရန်နှင့် ဆောင်ရွက်ရန်ကိစ္စအရပ်ရပ်အားလုံးတို့အတွက် ကုမ္ပဏီကိုယ်စားသက်ဆိုင်ရာရုံးဌာနအသီးသီးတို့တွင် လိုက်ပါဆောင်ရွက်နိုင်ရန်အတွက် အောက်ပါ ပုဂ္ဂိုလ်များအား တာဝန်ပေးအပ်ရန် ဆွေးနွေးကြပါသည်။

စဉ်	အမည်	မှတ်ပုံတင်အမှတ်
၁။	ဒေါ်နွဲ့ဝင်း	၁၂/လမတ(နိုင်)၀၀၃၂၂၀
၂။	ဦးထက်ဝင်း	၇/တငန(နိုင်)၁၆၆၄၈၂

CHINDWIN INVESTMENTS LIMITED

Company Registration Number: 108012846

The Campus, 1 Office Park, Rain Tree Drive, Pun Hlaing Estate, Hlaing Thayar Township, Yangon, 11401, Myanmar

Tel: +95 1 3687766 Fax: +95 1 3687687, 3687698, 3687699

ဆုံးဖြတ်ချက်များ

Riverside Bagan Limited မှ ဟိုတယ်လုပ်ငန်းလုပ်ကိုင်ရန်အတွက် မိမိတို့ Chindwin Investment Limitted အနေဖြင့် ဖော်ပြပါ မြေကွက်များအား လူနေထိုင်ရန်ခွင့်ပြုပေးထားသော နှစ်(၃၀) မြေငှားဂရန်မှ နှစ်(၃၀) စက်မှုမြေငှားဂရန်အမျိုးအစားသို့ ပြောင်းလဲလျှောက်ထားပေးရန်နှင့် အဆိုပါ စက်မှုမြေငှားဂရန် လျှောက်ထား ခြင်းနှင့် ပတ်သက်၍ လက်မှတ်ရေးထိုးရန်နှင့် ဆောင်ရွက်ရန်ကိစ္စအရပ်ရပ် အားလုံးတို့အတွက် ကုမ္ပဏီကိုယ်စား သက်ဆိုင်ရာ ရုံးဌာနအသီးသီးတို့တွင် လိုက်ပါဆောင်ရွက်နိုင်ရန်အတွက် အောက်ပါ ပုဂ္ဂိုလ်များအား တာဝန်ပေးအပ်ရန် အတည်ပြုဆုံးဖြတ်ကြသည်။

စဉ်	အမည်	မှတ်ပုံတင်အမှတ်
၁။	ဒေါ်နွဲ့ဝင်း	၁၂/လမတ(နိုင်)၀၀၃၂၂၀
၂။	ဦးထက်ဝင်း	၇/တငန(နိုင်)၁၆၆၄၈၂

အခြားဆက်လက်ဆွေးနွေးရန် အကြောင်းအရာများမရှိတော့သဖြင့် အစည်းအဝေးကို နံနက် ၁၀း၀၀ တွင် ရုပ်သိမ်းလိုက်ပါသည်။

မှတ်တမ်းတင် အတည်ပြုသူ

CHINDWIN INVESTMENTS LIMITED 108012846

ဦးထွန်းထွန်း

ဒါရိုက်တာ

Chindwin Investment Ltd

CHINDWIN INVESTMENTS LIMITED

Company Registration Number: 108012846
The Campus, 1 Office Park, Rain Tree Drive, Pun Hlaing Estate, Hlaing Thayar Township, Yangon, 11401, Myanmar
Tel: +95 1 3687766 Fax: +95 1 3687687, 3687698, 3687699

သို့

ဥက္ကဋ္ဌ

မန္တလေးတိုင်းဒေသကြီး ရင်းနှီးမြှုပ်နှံမှုကော်မတီ

ရက်စွဲ။ ။ ၂၀၂၀ ခုနှစ်၊ မတ်လ (၄)ရက်။

အကြောင်းအရာ။ ။ မြေငှားဂရန်သက်တမ်းတိုးလျှောက်ထားခြင်းကိစ္စ။

အထက်အကြောင်းအရာပါကိစ္စနှင့်စပ်လျဥ်း၍ ကျွန်တော်များ Chindwin Investments Limited ပိုင်ဆိုင်သော မန္တလေးတိုင်းဒေသကြီး၊ ညောင်ဦးမြို့၊ အမှတ်(၄) ရပ်ကွက်၊ ကွင်းအမှတ် (၉-ရွာသစ်မြောက်)၊ ဦးပိုင်အမှတ် ၆-(က)၊ (ခ)၊ (ဃ)၊ (င)၊ (စ)၊ (ဆ)၊ (ဇ)၊ ၇-(က)၊ (ခ)၊ (ဃ) နှင့် အမှတ် (၂) ရပ်ကွက်၊ ကွင်းအမှတ် (၁၂ - ယွန်းတန်းနှင့်ဇရပ်ဈေး)၊ ဦးပိုင်အမှတ် (၁၁) တို့၏ မြေငှားဂရန်သက်တမ်းသည် နှစ် (၃၀) ဖြစ်သဖြင့် ၂၀၃၅ ခုနှစ် နှင့် ၂၀၃၉ ခုနှစ်များတွင် ကုန်ဆုံးမည်ဖြစ်ပါသည်။ ကျွန်တော်များ Chindwin Investments Limited အနေဖြင့် မြေငှားဂရန်သက်တမ်းမကုန်မီ ကြိုတင်ပြီး သက်တမ်းတိုးလျှောက်ထားမည် ဖြစ်ပါကြောင်း ဝန်ခံကတိပြုအပ်ပါသည်။

လေးစားစွာဖြင့်

U Tun Tun @ Yoe Taung Hwar
Director
Chindwin Investments Ltd

CHINDWIN INVESTMENTS LIMITED

Incorporated in the Republic of the Union of Myanmar
Company Registration Number: 108012846
(the "**Company**")

DIRECTORS' RESOLUTIONS IN WRITING PASSED PURSUANT TO CLAUSE 132 OF THE COMPANY'S CONSTITUTION

RENEWAL OF RIVERSIDE BAGAN LAND

IT WAS NOTED THAT:

Riverside Bagan Limited ("**RBL**") wishes to develop, operate and manage a 36-room boutique hotel in a number of double storied buildings and the hotel will also have world class facilities such as lacquerware, craft shop, art gallery, restaurants/bars and cafes/bistros/delis (Collectively, **"Business"**) on several plots of land located in Bagan ("**Riverside Bagan Land**"), full particulars of the Riverside Bagan Land are as annexed as **Annex A.**

The undertaking of the Business is subject to and contingent on RBL having obtained an endorsement approval from the Myanmar Investment Commission ("**MIC**") to enter into a long-term lease agreement ("**Lease Agreement**") for the Riverside Bagan Land with the Company.

The Company is the legal and beneficiary owner of the Riverside Bagan Land. The grant term is for an initial period of 30 years. Starting from 2005 and 2009, is expected to be expired in 2035 and 2039 respectively.

IT IS UNANIMOUSLY RESOLVED THAT:

(1) That the leasing arrangement with RBL for the Riverside Bagan Land is approved and confirmed.

(2) That the renewal of the grant term for the Riverside Bagan Land with the relevant General Administrative Department of Nyaung Oo prior to the expiration of the initial grant period is approved and confirmed.

(3) That any Director of the Company be authorized to negotiate, amend, modify, vary and agree to the terms and conditions of the Lease Agreement and to execute the Lease Agreement subject to the approval of the MIC.

(4) That any Director of the Company be authorized to submit the applications and to liaise with the relevant authorities with respect to the application for the renewal of the grant term for the Riverside Bagan Land.

(5) That any Director of the Company be authorized do all such things necessary and desirable in connection with or arising therefrom and to approve, sign all documents, agreements, deeds, notices or statements thereto and to approve any alteration, amendments or modifications to any documents related thereto and generally to do all such acts as may be necessary or expedient for the foregoing purposes so long as the same is done in good faith in the best interests of the Company.

(6) Any of the foregoing matters referred to in paragraphs above that have been done on or before the date hereof be and are hereby adopted, ratified, confirmed and approved as acts and deeds of the Company.

Dated: 4/March/2020

U TheinWai @ Serge Pun
Director

Mr. Chi Yam Cyrus Pun
Director

U Tun Tun
Director

Annex A

Riverside Bagan Land

Land Particulars (Details)	Site Area, Acres
Holding No (6-a), Field No and Name (9, North of Ywar Thit), No (4) Quarter, Nyaung Oo Township, Nyaung Oo District, Mandalay Region.	0.50
Holding No (6-b), Field No and Name (9, North of Ywar Thit), No (4) Quarter, Nyaung Oo Township, Nyaung Oo District, Mandalay Region.	0.50
Holding No (6-d), Field No and Name (9, North of Ywar Thit), No (4) Quarter, Nyaung Oo Township, Nyaung Oo District, Mandalay Region.	0.50
Holding No (6-e, 7-a), Field No and Name (9, North of Ywar Thit), No (4) Quarter, Nyaung Oo Township, Nyaung Oo District, Mandalay Region.	0.47
Holding No (6-f, 7-b), Field No and Name (9, North of Ywar Thit), No (4) Quarter, Nyaung Oo Township, Nyaung Oo District, Mandalay Region.	0.48
Holding No (6-g), Field No and Name (9, North of Ywar Thit), No (4) Quarter, Nyaung Oo Township, Nyaung Oo District, Mandalay Region.	0.50
Holding No (6-h), Field No and Name (9, North of Ywar Thit), No (4) Quarter, Nyaung Oo Township, Nyaung Oo District, Mandalay Region.	0.50
Holding No (7-d), Field No and Name (9, North of Ywar Thit), No (4) Quarter, Nyaung Oo Township, Nyaung Oo District, Mandalay Region.	0.493
Holding No (11), Field No and Name (12, YounTan and ZettYatGyi Zay), No (2) Quarter, Nyaung Oo Township, Nyaung Oo District, Mandalay Region.	0.029
	3.972

RIVERSIDE HOTEL & RETAIL PROJECT

EXECUTIVE SUMMARY AND BUSINESS PLAN

Memories group is building a portfolio of hotels, resorts and lodge throughout country's major tourist and business destinations, as well as developing new potential tourism destinations in Myanmar under its suite of brands. Stay at one of Memories Group's exclusive Awei, Keinnara and Suggati brands of hotels which are equivalent to the five, four and three star international hotel standards respectively.

Riverside Hotel

Riverside Hotel is a 36-room boutique hotel in a number of double storied buildings and the hotel will also have world class facilities such a s restaurants, spa, retails and pools activities – all constructed and operated in light of the environmental scope of the entire project.

Bagan is swamped with various levels of accommodation that struggle to attain a satisfactory occupancy, especially when factoring in the green season. Having sad that, top-end luxury rooms are noticeably lacking. Aureum and Bagan lodge – both can be considered as upscale but far from luxury -are the top two hotels currently with not many others competing in that same category, not counting those currently under construction such as Eden's. With the UNESCO recognition and in any case, the destination's rising fame, it is a matter of time before luxury brands will come in.

There is a real opportunity here to exploit our advantage with our ownership of BOB. With spare capacity at BOB and ticket price standing high and firm (as it should be), there is a good synergy to combine hotel nights with balloons in a bundle and sell in such a way that it would benefit both BOB and the hotel.

A boutique luxury tier experience, low-mid density, heavily landscaped courtyards, priced at the top range of the Bagan market. Creation of a hub for travelers to congregate, a place for relaxation and recreation that blends a voyager's hidden yearning for the familiar with the lust for exotic culture immersion. A compound of varying venues where one may convivially share time with friends or happily sit and contemplate alone, reading a book etc. The natural disembarkation point for the many river cruises. Jetty is in the middle of the retail F & B hub. The architectural should be decided modern but with a strong connection with respect and subordination to the ambience and heritage of Bagan.

Destination Driven Marketing

Destination marketing is going to be the key marketing driver of the resorts and the region. It attracts travelers to a certain destination, it is important that the plus points of that destinations are highlighted. This is especially crucial when one destination is competing with another for the same tourists or visitors. Both the Balloons over Bagan and The Riverside Hotel offering excellent and unique services that make it a desirable place to travel to.

Composite Loyalty

Riverside Hotel aims to create composite loyalty – a combination of behavioral and attitudinal loyal Behavioral Loyalty is important for a company in order to generate profitability. To maintain and enhance customer loyalty the company has to understand and fulfill the customer's needs and wants. Loyal customers are committed to product and service they not only show positive attitude by repurchase, patronize recommending product and service but also show behavioral loyalty by not switch to other

company. Attitudinal Loyalty is about the customers who have positive feeling about product and service they use and attempt to influence other to use it by recommending to others. Loyalty is continued used of product & service and the attitude of customer toward that particular organization giving product and services.

Key Strategies

Bagan is the main tourist destination in Myanmar, the capital of the first Myanmar Empire; one of the richest archaeological sites in South-east Asia.

Brand ID, all pre-sale touch points include Booking Engine, Channel Managers, Travel Consortium such as Travelers Made, a network community of travel designers dedicated to providing unique and exclusive bespoke journeys to travelers looking for different and original experiences, requiring skilled and knowledgeable advisors who are committed to fully servicing their clients. We will also appoint a sales representative to represent Riverside Hotel in Europe.

Teasers and contracting, travel designers, operators and DMC in feeder markets are informed. Sales calls to Yangon, Phuket, Bangkok, Singapore and selected SEA countries

ITB Berlin – This is one of the leading trade shows in the world particularly catering to Europe and UK. Sales calls to Europe before and after the trade show will be organized to ensure the team saves on costs of international flights. Again, sales call to Europe would be made to leverage on the costs of flights.

The Brand Essence

Meaningfulness, Simplicity, and Transformation

With talk of 'experiential' talk and 'authenticity' already feeling tired and cliché, the next phase of enlightened luxury marketing lies 'transformational travel', also the biggest disruption to luxury since the dawn of boutique and lifestyle hotels in the 1980s. Just as boutique design made us question the future of 'traditional luxury', mounting demand for emotionally complex travel itineraries is causing a fair amount of reflection among hospitality providers and companies catering for the higher-end of the market.

This change is good news, because as the desire for life-changing travel itineraries goes up, resorts that can handle the higher demand from clients will stand above the crowd. Resorts that organize these sifts and adjust their operations to keep pace with consumer behavior in particular high net worth individuals (HNWI) can benefit tremendously from powerful brand differentiation, and increased service levels and loyalty.

The growing emphasis on meaningfulness, simplicity, and transformation is a causal reaction to the cacophony of change and lack of stability in the outside world, and the inner isolation often created by our online social media echo chambers, high-end consumers are re-examining how they define value and propose in an era where North America and Europe, especially, are growing more intolerant and divisive, while seemingly uncoupling themselves from the founding principles.

THE EXPERIENCES

Branding, Marketing & Sales Strategies

Riverside Hotel has a clear mandate to build brand loyalty and sales across all touch points through personalized and unique experiences, from pre-stay to stay to post-stay.

Website

Taking a proactive approach to changes in consumers search behavior and design a website that's aligned with current buying trends.

Re-Marketing/Targeting

Using cookies to apply re-marketing efforts based on costs per acquisition and re-marketing for newsletter subscription purposes.

Offline Booking Channels

Taking a proactive approach to meet and educate Existing Clients of Memories Groups, Chambers, Business Groups, Private Clubs, Consortiums such as Travelers Made and PURISTS, DMCs, Tour Operators via sales calls, travel designers traditionally known as travel agents, road shows with GSA/Reps such as Blackbook and direct outreach and trade shows (ITB Berlin, Pure Marrakesh).

Positive Engagement

To design a feedback form for guests that is stored on an iPad that's integrated with TripAdvisor's online review platform. To be given at time when guests are most relaxed and happy to ensure all feedback are positive.

Social Media

Taking a proactive approach to create contents that's aligned with travel aspirations. To Reach out to people who have looked at the website via re-marketing.

THE TARGET MARKET

Psychographics and Categories

Based on the growing sophistication of data-driven consumer profiling, Riverside Hotel will develop a more customer-centric (activities) engagement strategy to drive higher loyalty and lifetime customer value, focusing on targeting demographic segments, from traditional connotations of luxury, to psychographic profiles based on personal lifestyle preferences.

Today, luxury is a much more fluid concept, depending on the context surrounding the individual traveler's circumstances. The end user luxury mindset today is much more bifurcated than even a few years ago because of the increasing digitization of business. In effect, every traveler wants to upload everything stored in their personal devices into their physical travel experiences. Today, our networks, to a large degree, define our lifestyle value systems and priorities to the point of shifting our self-identities.

High Net Worth Individuals

HNWI with more than US$ 1million in liquid financial assets, they represent 1% of the world population and owns 40% of the world's total wealth. In a study by Nielsen, the research company cautions, "The end consumer may not always be the decision maker. Depending on the category we can also sometimes find that the final end consumer may not always be the individual making the purchase decision. For example, in the financial services industry, intermediaries such as family offices play a major role in the purchase decision. For premium brands, it is critical to understand deeply the decision-making process of High Net Worth individuals to ensure that the right effort is being made in the right places."

SWOT ANALYSIS

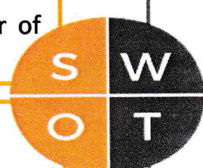
Myanmar Travel Association has tried to promote for boosting the Hospitality & Tourism Industry and wants to develop tourism infrastructure development which lagged during the period of western sanctions as a key challenge in boosting the hospitality and tourism industry. There has been tremendous growth in visitors to Bagan since Bagan began a UNESCO World Heritage Site. As a result, hotels are now experiencing significant growth in demand from both corporate and leisure travelers.

Strength

- UNESCO inscribed Bagan as a World Heritage Site
- Many Tourist Destinations that offer potential growth for hotel owners
- Rapidly increase visitor's arrival from all aspects of borders
- Commitment to effective and efficient government
- There are limited number of luxury hotels in Bagan

Weakness

- Insufficient public services, infrastructure, and financial systems
- Lack of training manpower in the hotel industry
- Lack of accurate tourism information



Opportunities

- Very Few numbers of luxury hotel in Bagan
- High market demand
- Job creation for local people
- Bagan is the main attraction in Myanmar not only for tourist but also for local people
- Memories Group is proud operator of well-known hot air balloons service - Balloons Over Bagan

Threats

- Negative economic, social and environmental impacts
- Unexpected political situation
- Very changing government policy
- Tension from internal ethnic conflicts

MARKET PENETRATION STRATEGY

- Promotional offers packages bundled with Balloons Over Bagan tickets (get advantages of BOB ownership)
- Build brand awareness (Charity Sponsorship, Referral Programs, etc.)
- Segment Strategy
  - ➢ B2B

    Direct: DMCs in Yangon, Tour Operators in ITB Berlin and direct sales calls in Europe, Asia Australia, etc. A comprehensive list of buyers is available, upon request.
  - ➢ Rental Platform

    Short stay/long: Airbnb, Agoda, Booking.com
  - ➢ B2C

    Uses B2C OTAs (Expedia, hotels.com)

    Media PR and social media (Facebook, Instagram, WeChat, etc.)
- Seasonality
- The best time to visit Bagan is in the monsoon season, as it is more beautiful and greener. According to the Ministry of Hotels and Tourism data, 2018, the tourist arrivals to Myanmar by month is stated below table and we will use marketing strategies accordingly.

January to June	**June to December**
Asia Countries • China • Thailand • Singapore • India European Countries • France • Germany • Switzerland Local	North America • U.S.A • Canada Oceania • Australia • Newzeland • Others Asia • Japan • Korea • Hong Kong • Macau • Others Local

MARKET OVERVIEW

The Ministry of Hotels and Tourism recently released data showing that from January to September this year, more than 1.3 million foreign tourist visited Myanmar (Myanmar Times, 2019). This represents 390,000 more visitors or a 41 percent rise compared to last year. The ministry said the increase can be attributed to more visitors coming from Asian countries, such as Japan, South Korea and China. Currently, visas on arrival are available for more than 50 countries and the government also extended visas on arrival to visitors from Germany, Russia, Spain, Italy, Switzerland and Australia, as part of efforts to attract more travelers from western countries. From January to September this year, some 120,000 European travelers entered the country, a 1 percent decline compared to the same period a year ago, people in the hotels and tourism industry say. According to the ministry's data, visitors to Myanmar from Germany, Italy, Russia, Spain, and Poland stay an average of 14 days and are among the highest spenders during their stay.

Europe

The average length of travel for Europeans is between 4.7-9.1 days French is days with a lead booking time of 54-87 days. They can travel during summer and winter months. The summer months around the school holidays and winter months particularly around Christmas and New Year. They can travel from all airports to the resort via hubs in the Middle East or Asia. They are increasingly booking directly with airlines and resort.

The French online travel channels remain somewhat fragmented, with global, regional and local players each maintaining a significant share. French honeymooner's budgets generally vary form 2,500 to 10,000 Euros which gives an opportunity to target the French Honeymoon market for a new product and experience. This type of long-haul travel is booked primarily through traditional booking channels. Key operators selling honeymoons to Asia include Voyageurs du Monde.

German travelers are discerning and careful planners, seeking detailed information from a range of sources prior to departure. The trend continues to show booking patterns are still shorter than historical trends and customers are looking for additional benefits and better deals. The key market centers to drive awareness are Frankfurt, Munich, Dusseldorf, Bonn, Cologne and Hamburg. Germany is a highly regulated market. There are two major wholesaler distribution channels for Asian product in the German market; wholesalers who sell their products through third party travel agencies (mainly chains, franchise systems, co-operatives and independents) and direct sellers who use their own retail offices and partner agencies as their distribution channel.

There are approximately 50 to 60 traditional wholesalers selling Asia in Germany. The largest major traditional wholesalers selling Asia include DER Tourist via their Dertour and Meier's Weltrisen brands, FTI and TUI. On top of these, direct sellers are an important feature of the German market, producing a healthy share of the outbound traveler market to Ani Villa locations. Key direct sellers include Best of Travel Group, Boomerang Reisen, Explorer Fernreisen and STA Travel. In addition, some retail agencies specialize in selling private villas directly. The German trade has a big focus on relationships so loyalty and relationship management is crucial.

In Germany, there are about 9,880 travel agencies which are divided into two categories: (1) 2,384 classic travel agencies (selling both leisure and corporate/business travel) with at least one tour operator

and a Deutsche Bahn or IATA concession and (2) 6,706 tourist travel agencies (selling leisure travel) with at least two tour operator concessions.

The United Kingdom has historically been one of the strongest markets to Southeast Asia. However, the devaluation of the pound is significant and there will be a need to adapt our offers and value proposition to continue to retain and attract guest form the United Kingdom. As a mature market, key luxury partners in the United Kingdom such as Carrier, Elegant Resorts, Private Travel Collection, Scott Dunn, Sublime, Collets will be the targeted partners.

Americas

South America travel distribution system is expending rapidly, due to strong growth in the outbound travel market form South America. Retail and wholesale channels remain very important, especially for long haul travel, and are expected to grow. Far east destinations are being considered a possibility for incentive groups and very popular for honeymoons. With an expanding medium class, the A class is searching for more exclusive hotels and destinations. The most effective way for us to penetrate such a large consumer base is through the tour operators in market such as Fred Tours, Perez and via the agencies of the Virtuoso network.

United States including Canadians are very independent, which has contributed towards the highly fragmented nature of the United States distribution system and has resulted in the travel trade in North America to be large and complex. Leveraging PR awareness will be key to driving this market initially via the high-end publications across the market this will be additionally supported by social media will continue to be an important tool for brand engagement and awareness. USA leisure market, particularly in the 40+ year group is continuing to look for luxury travel experiences and we are targeting this guest with the support of JG Black Book.

Asia

Over 48% of the working adults in the Middle Eastern regions are foreigners and over 85% of them are UAE and Qatar and 76% have children in international schools. There are regular direct flights to Yangon making this a key potential market.

The travel distribution system in Hong Kong remains relatively simplified with activation of key travel partners across Hong Kong to drive awareness and exposure. Whilspubliciset online bookings are increasing, most consumers book through traditional retail agencies. Partnerships with key agents such as Charlotte Travel are key.

Japanese leisure traveler looks for (in order of importance) safety and security, good food and wine and interesting attractions when choosing a holiday destination. Japan is considered to have one of the most highly regulated travel distribution systems in the world, with three levels of travel agencies. The major operators in the Japanese market control all levels of the distribution system. Traditionally, the key focus for Asia has been wholesale package tour divisions of the General Travel Agents (GTAs). However, increasing focus is being placed on the Free and Independent Travel (FIT) segment, as Japanese outbound traveler matures. The evolution of the Japanese travel industry into a more specialized, consumer-oriented sector is expected to continue. The list of targeted partners is clear and built through relationships, with translation of any supporting sales collateral required into Japanese for greatest impact.

Australia

Australia has an enviable, strong economy with a per capita GDP on par with the four dominant West European economy. Taking on average 4 international trips per year the baby boomer market i.e. retirees has spearheaded the cruising industry at a rapid pace for Australian outbound trips and multigenerational trips are economy more common. The opportunity is clearly there to tap into the high-end luxury experience represented bY KHA through the retail travel agency network.

MEDIA FAM

We will invite the media in the region to inspect and experience the destination and once they publicize the news it will automatically be networked and reach out to the rest of the media in the world. We will also target airlines flying to gateways Yangon, Mandalay, Nyaung Oo.

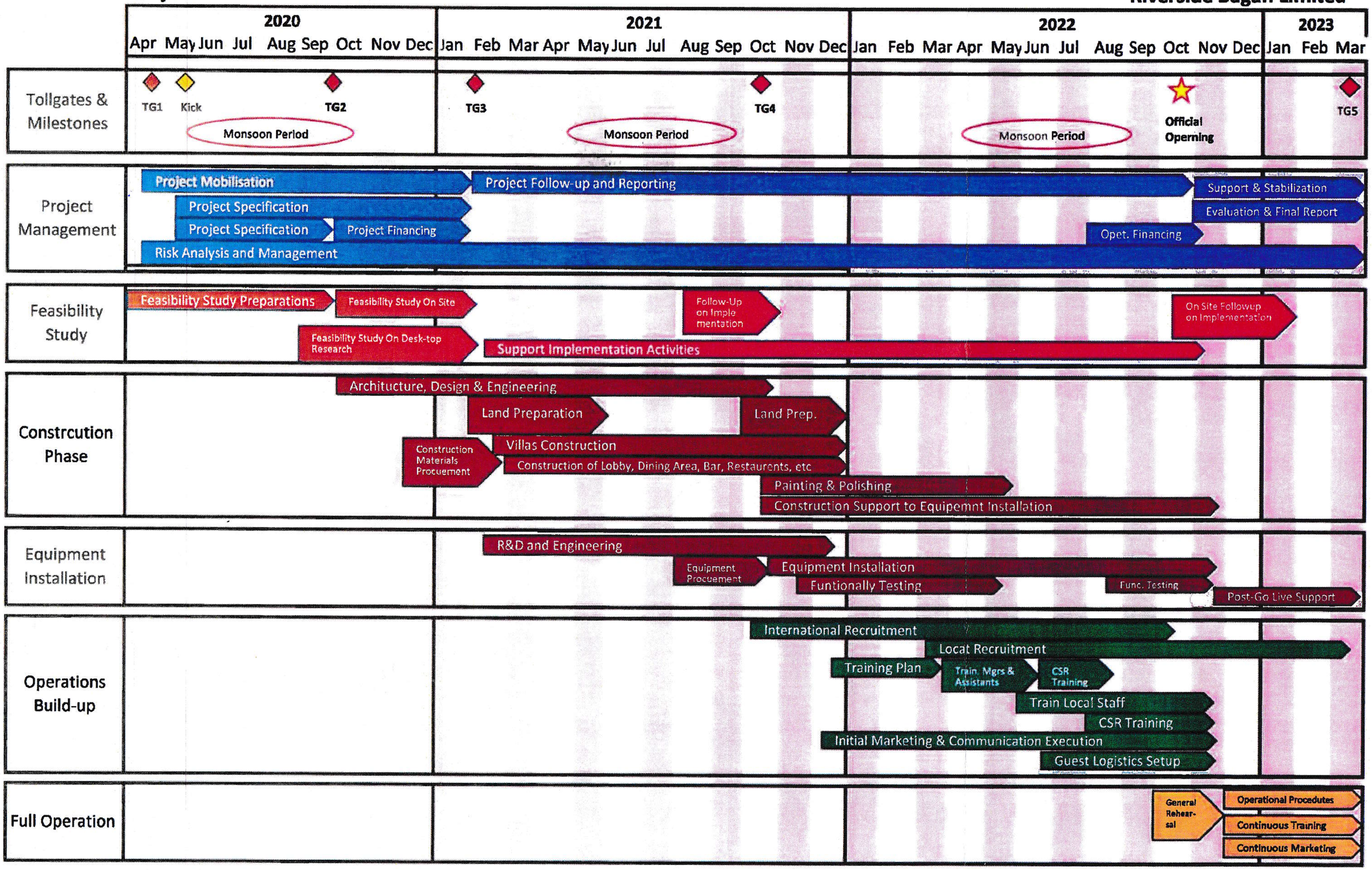
COMPETITORS

Bagan is swamped with various levels of accommodation that struggle to attain a satisfactory occupancy, especially when factoring in the green season. Having said that, top-end luxury rooms are noticeably lacking. The top two hotels currently that can be considered as competitors could be:

1. Aureum Palace Hotel & Resorts (Bagan)
   https://www.aureumpalacehotelandresortbagan.com/aboutus

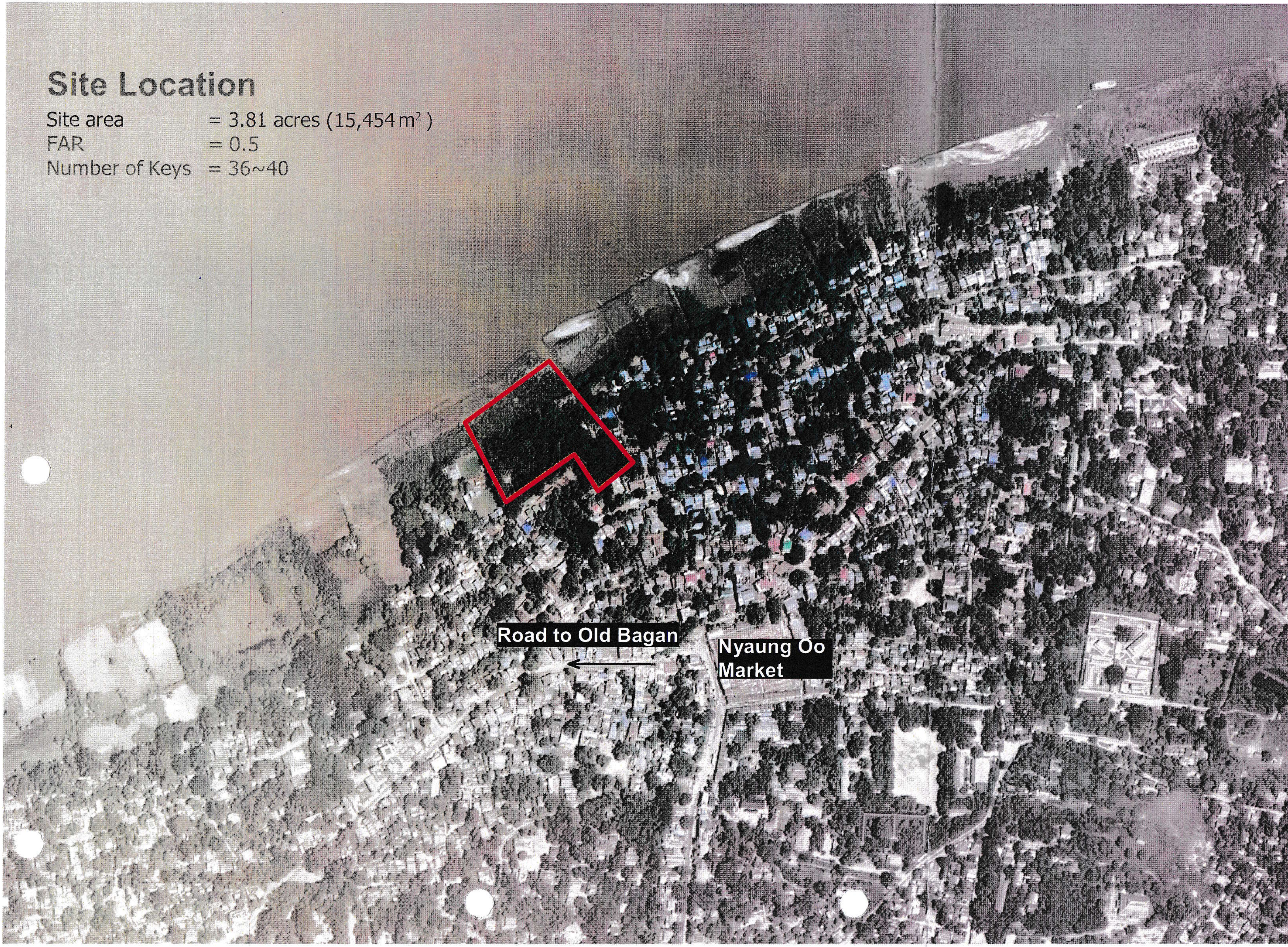
2. Bagan Lodge Hotel
   http://www.bagan-lodge.com/gallery.html

Project Estimated Timeline



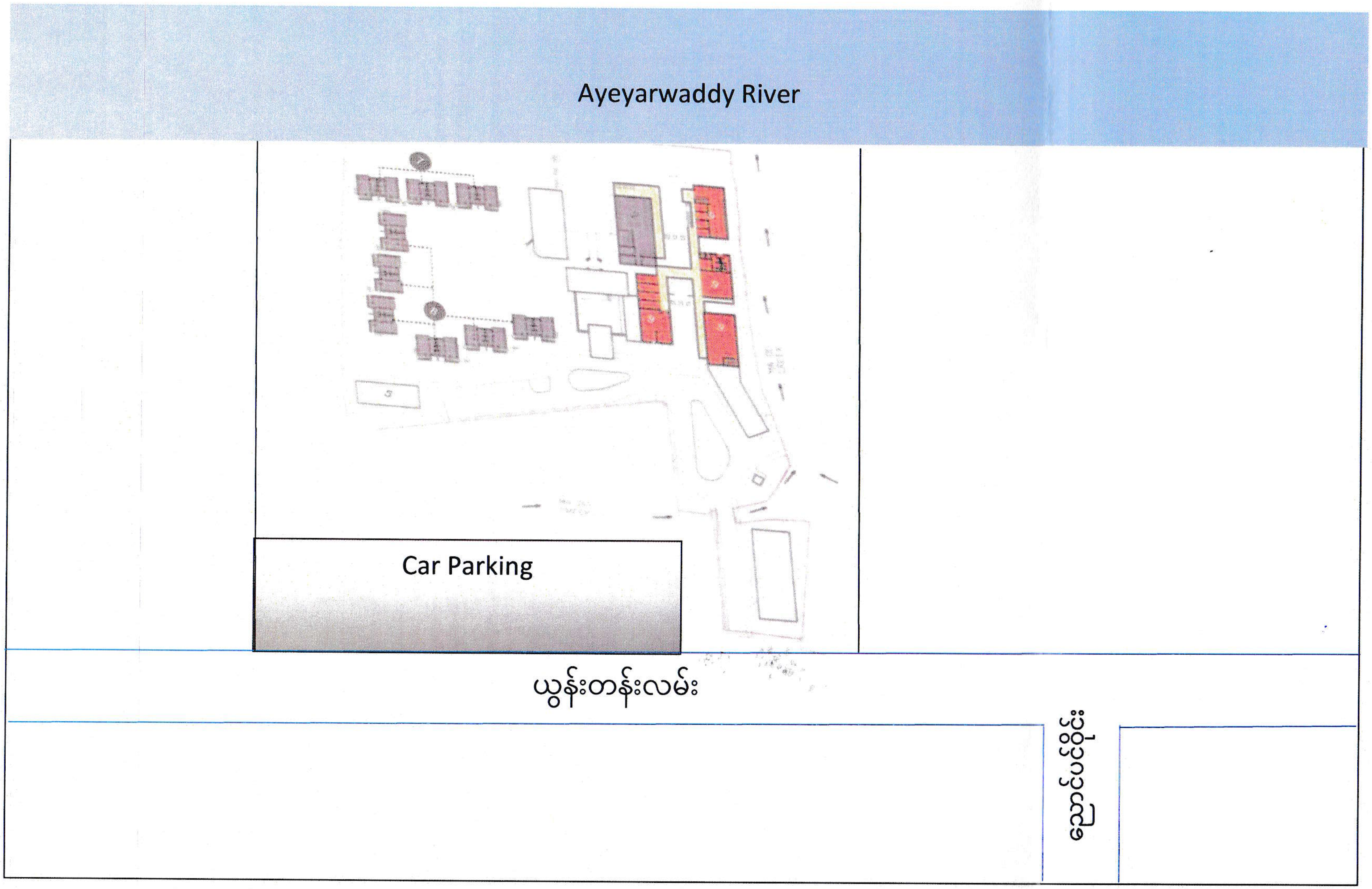
Riverside Hotel & Retail Project

Feasibility Design


Site Location
Site area = 3.81 acres (15,454 m^2)
FAR = 0.5
Number of Keys = 36~40
Road to Old Bagan
Nyaung Oo Market

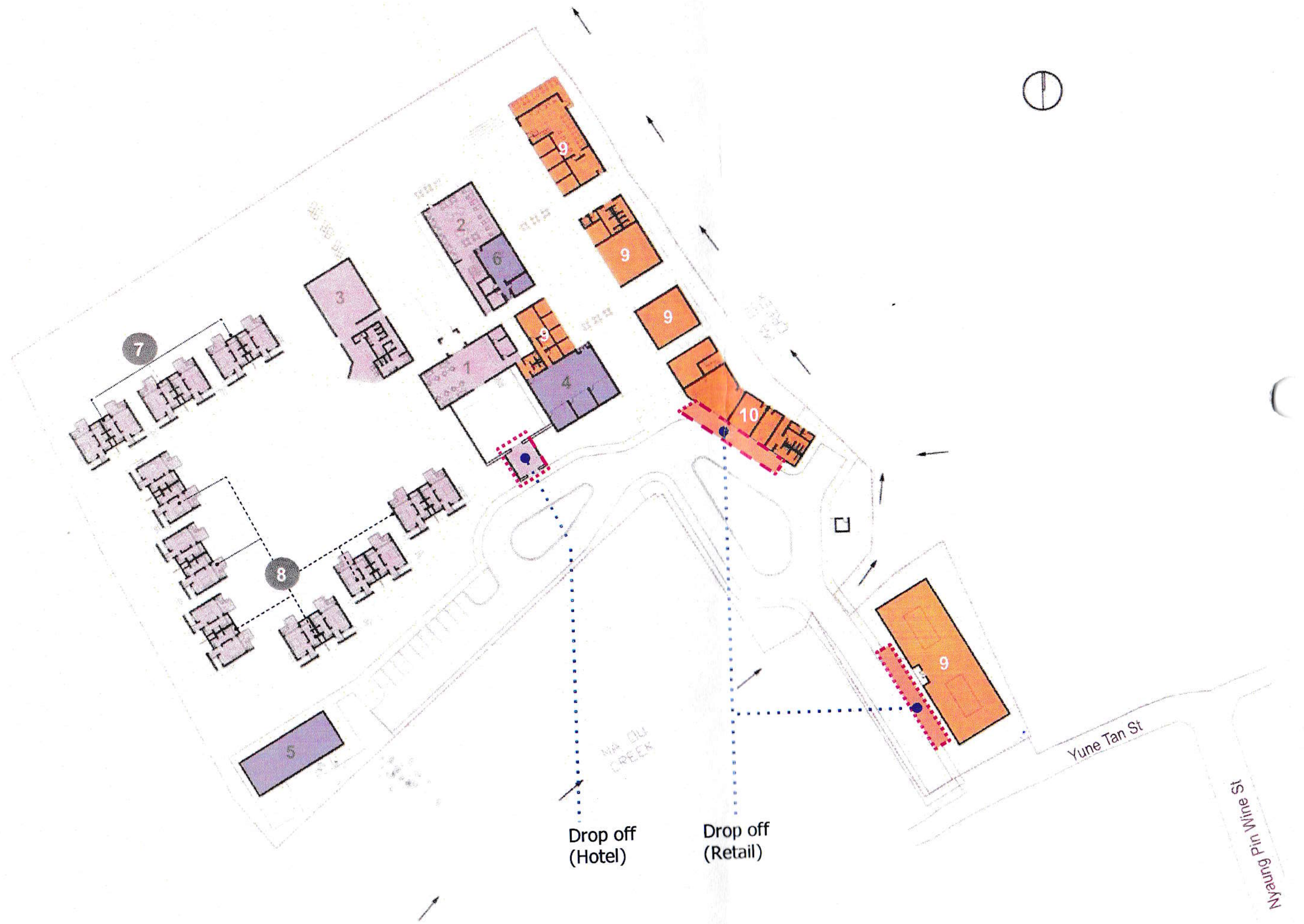
Riverside Hotel & Retail Project

Layout Plan



Ground Floor Plan

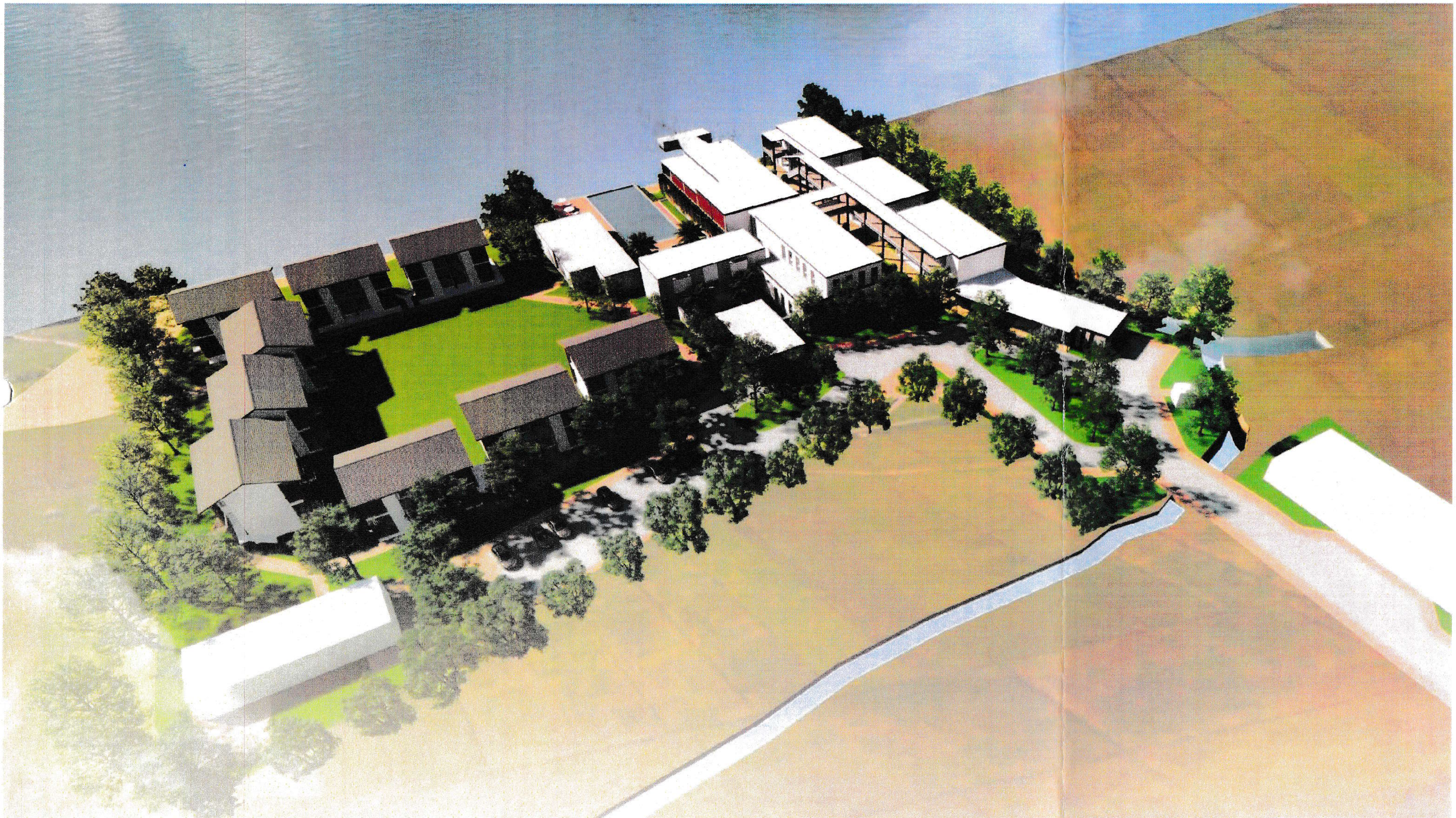
		Common Area			
Hotel	1	Lobby / Lounge	163 m2		1.1%
	2	All Day Dining	494 m2		3.2%
	3	Spa Facility	264 m2		1.7%
		Sub Total	**921 m2**		**6.0%**
		Support Area			
	4	Front Office	183 m2		1.2%
	5	BOH	160 m2		1.0%
	6	Kitchen	87 m2		0.6%
		Sub Total	**430 m2**		**2.8%**
		Rooms	**Area (w/o Balcony)**		with Balcony
	7	River View Villas	40 m2	12 nos	46 m2
			480 m2		
	8	Garden View Villas	40 m2	24 nos	46 m2
			960 m2		
		Sub Total	**1,440 m2**		**9.3%**
Retail	9	Retails / F&B	1,753 m2		11.3%
	10	BOH	202 m2		1.3%
		Sub Total	**1,955 m2**		**12.7%**
		Corridor(Ground Floor)	1,729 m2		11.2%
		Corridor(First Floor)	401 m2		2.6%
		Total Developed Area	**6,876 m2**		**31.8%**
Other		Green (Courtyards)	2,714 m2		17.6%
		Green (other)	3,479 m2		22.5%
		Amenity	737 m2		4.8%
		Road	1,647 m2		10.7%
		Land Area	**15,453 m2**		



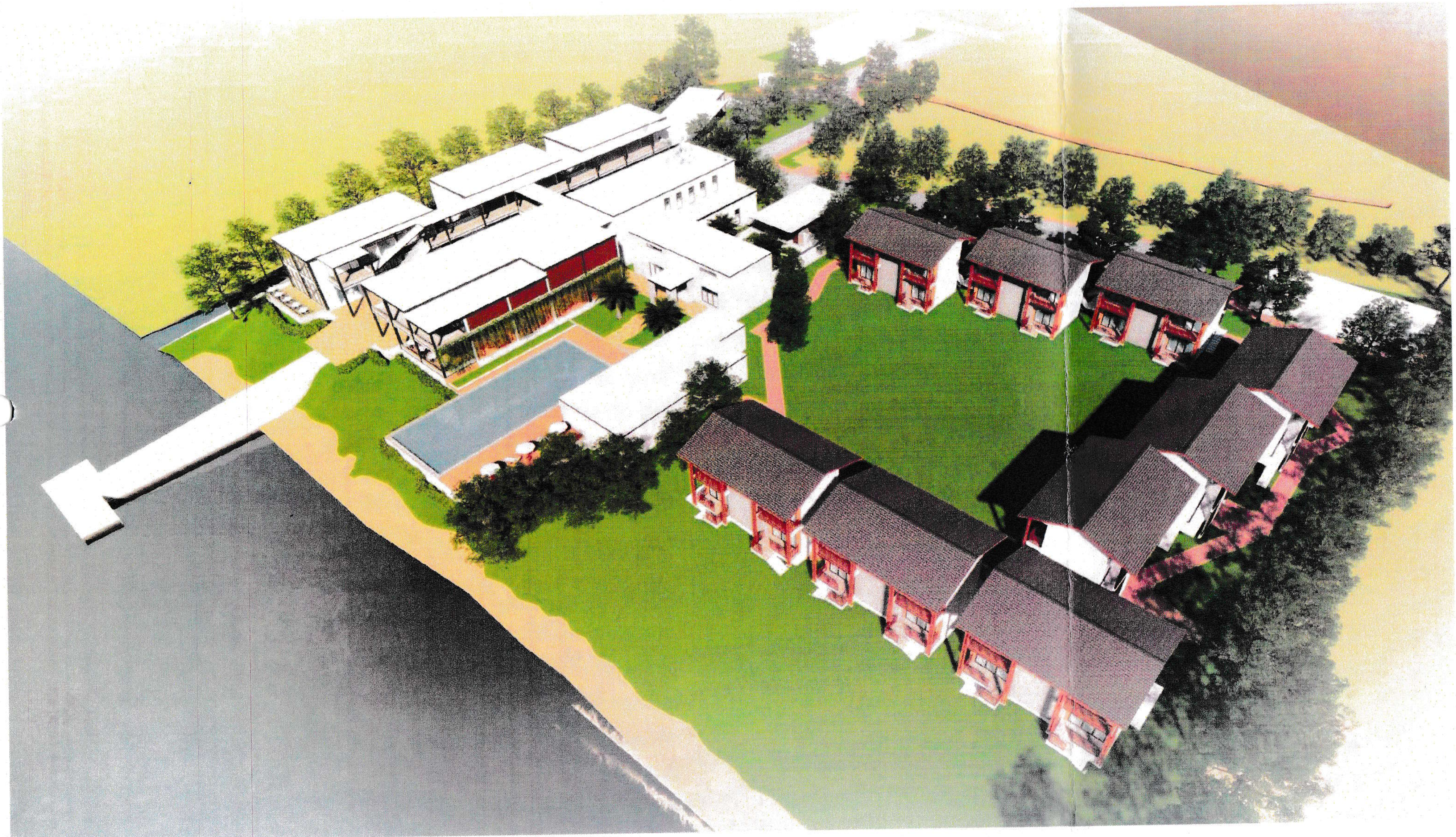
YOMA LAND spa dps

First Floor Plan

View From Entrance



View from Riverside

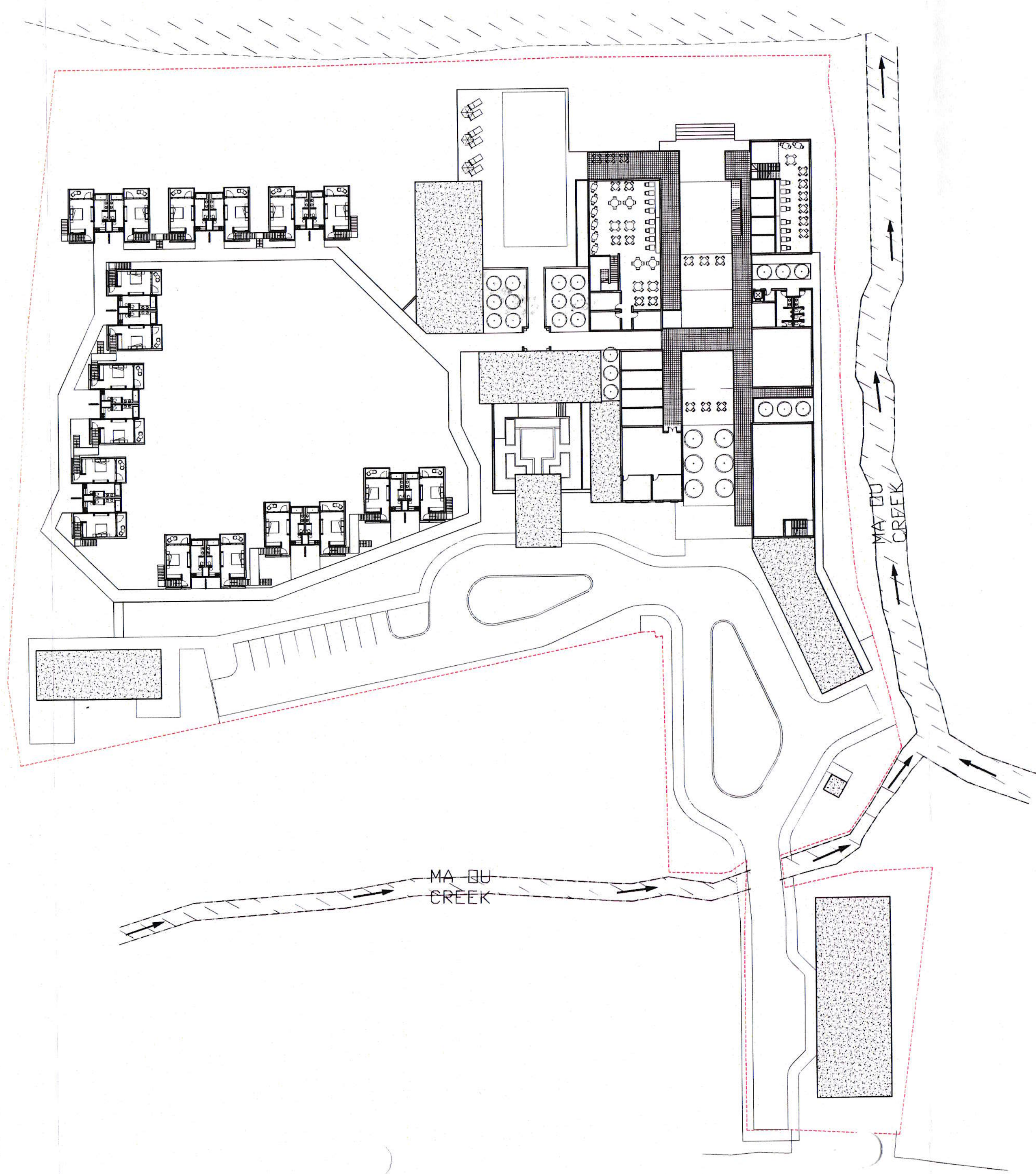


Retail Drop off

View from Swimming Pool

Garden View

View from Riverside



Project:
BAGAN BEACH HOTEL

Prepared For:
-
YANGON, MYANMAR
Contract No: 2019.17

SPA DESIGN

Key Plan

No.	Description
	REVISION
0.	FOR INFORMATION

FOR INFORMATIO

Scale: 1:250
Drawn by: SPA DPS

Sheet Title:
FIRST FLOOR PLAN

Sheet Number:
A

NOTE:

Project:

BAGAN BEACH HOTEL

Prepared For:

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YANGON, MYANMAR

Contract No: 2019.17

SPA DESIGN

Key Plan

No.	Description	D
	REVISION	
0	FOR INFORMATION	24

FOR INFORMATION

Scale:	Drawn by:	Revi
NTS	SPA DPS	SP

Sheet Title:

GROUND FLOOR PLAN

Sheet Number:

A-

RIVERSIDE BAGAN LIMITED

Company Registration Number: 109038938
The Campus, 1 Office Park, Rain Tree Drive, Pun Hlaing Estate, Hlaing Thayar Township, Yangon, 11401, Myanmar
Tel: +95 1 3687766 Fax: +95 1 3687687, 3687698, 3687699

To

Chairman

Mandalay Region/ State Investment Committee

Date. March (4) 2020

Subject: Commitment to Implement Corporate Social Responsibility Plan

With regard to the above matter, we, Riverside Bagan Limited will construct Hotel to provide services concerning with hotel business in Nyaung Oo Township. Our company strongly commits that all our operations will be performed Corporate Social Responsibility (CSR) Plan.

Therefore, Riverside Bagan Limited will be involved in the development of social network activities in Nyaung Oo District. We would like to inform that our company has allocated **2 %** of its net profit for the education, Health, Social and local development activities of Nyaung Oo District Region as following.

No.	Activities	Estimated Budged
1	Education Program	20 %
2	Health Program	20 %
3	Social Development Program	30 %
3	Local Development Program	30 %

Yours Sincerely,

Mr. Chi Yam Cyrus Pun
Director
Riverside Bagan Limited

RIVERSIDE BAGAN LIMITED

Company Registration Number: 109038938
The Campus, 1 Office Park, Rain Tree Drive, Pun Hlaing Estate, Hlaing Thayar Township, Yangon, 11401, Myanmar
Tel: +95 1 3687766 Fax: +95 1 3687687, 3687698, 3687699

သို့

ဥက္ကဋ္ဌ
မန္တလေးတိုင်းဒေသကြီး ရင်းနှီးမြှုပ်နှံမှုကော်မတီ

ရက်စွဲ။ ။ ၂၀၂၀ ခုနှစ်၊ မတ်လ (၄)ရက်။

အကြောင်းအရာ။ ။ လူမှုဘဝသာယာဝပြောမှုအစီအစဉ်(CSR)ဆောင်ရွက်မှုအစီအစဉ်။

အထက်အကြောင်းအရာပါကိစ္စနှင့် ပတ်သက်၍ Riverside Bagan Limited အနေဖြင့် မန္တလေးတိုင်း၊ ညောင်ဦးခရိုင်၊ ညောင်ဦးမြို့တွင် ဟိုတယ်နှင့်ဆက်စပ်စီးပွားရေးလုပ်ငန်းများကို ရေရှည်လုပ်ကိုင်ရင်းနှီးမြှုပ်နှံသွားရန် ရည်ရွယ်ချက်ထားရှိပြီးဖြစ်ပါသောကြောင့် နိုင်ငံတကာအဆင့်မှီ ဟိုတယ်ဝန်ဆောင်မှုလုပ်ငန်းအား ဆောင်ရွက်ခွင့်ပြုနိုင်ပါရန် အတည်ပြုလျှောက်ထားလွှာအား မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်သို့ ပေးပို့တင်ပြအပ်ပါသည်။

သို့ဖြစ်ပါ၍ Riverside Bagan Limited အနေဖြင့် ညောင်ဦးခရိုင်အတွင်း ဘက်စုံဖွံ့ဖြိုးတိုးတက်စေရန် လူမှုဘဝသာယာဝပြောမှုအစီအစဉ်များကို ပါဝင်လုပ်ဆောင်သွားမည် ဖြစ်ပါသည်။ ထိုကဲ့သို့လုပ်ဆောင်ရာတွင် ဒေသ၏ ပညာရေး၊ ကျန်းမာရေး၊ လူမှုရေး၊ ဒေသဖွံ့ဖြိုးရေးလုပ်ငန်း များအတွက် နှစ်စဉ်အမြတ်ငွေမှ **(၂ %)** ကို အောက်ဖော်ပြပါ CSR အစီအစဉ်များနှင့်ပတ်သက်၍ အသုံးပြုသွားမည်ဖြစ်ကြောင်း အသိပေး အကြောင်းကြား တင်ပြအပ်ပါသည်။

စဉ်	CSR လုပ်ငန်းစဉ်များ	အသုံးပြုမည့် ပမာဏ
၁	ပညာရေးကဏ္ဍဖွံ့ဖြိုးရေးအတွက်	၂၀ %
၂	ကျန်းမာရေးကဏ္ဍဖွံ့ဖြိုးရေးအတွက်	၂၀ %
၃	လူမှုရေးကဏ္ဍဖွံ့ဖြိုးရေးအတွက်	၃၀ %
၄	ဒေသဖွံ့ဖြိုးရေး လုပ်ငန်းများအတွက်	၃၀ %

လေးစားစွာဖြင့်

Mr. Chi Yam Cyrus Pun
Director
Riverside Bagan Limited

RIVERSIDE BAGAN LIMITED

Company Registration Number: 109038938
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Tel: +95 1 3687766 Fax: +95 1 3687687, 3687698, 3687699

To

Chairman

Mandalay Region/ State Investment Committee

Date. March (4) 2020

Subject: Commitment to Implement Fire Safety Plan

With regard to the above matter, we, Riverside Bagan Limited will construct Hotel to provide services concerning with hotel business in Nyaung Oo Township. Our company strongly commits that all our operations is planning to create Fire Safety Plan as following.

(1) Fire Alarm, Smoke Detector and Heat Detector are installed as appropriate. Manual Call Point, Alarm Bell and Fire Command Centers will be built. Fire Hose reels will be kept in each hotel room so that the whole room can be flush with water.

(2) Modern fire extinguishers will be placed in each hotel room and fire extinguishers within the hotel area.

(3) Make a fire hydrant pool with at least 5,000 gallons of fire safety; Water will always be stored.

(4) The fire hoses and hoses, including motors and water pumps, will be ready for use near the pool.

(5) The garbage that has come out of the hotel business is properly located and the waste will be disposed of according to the direction of the township development committee.

(6) The management team will select ten hotel staffs to attend periodic fire training courses provided by the Township Fire Brigade, who will be assigned as a group leader and fire protection teams will be formed.

Yours Sincerely,

Mr. Chi Yam Cyrus Pun
Director
Riverside Bagan Limited

RIVERSIDE BAGAN LIMITED
Company Registration Number: 109038938
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သို့

ဥက္ကဋ္ဌ
မန္တလေးတိုင်းဒေသကြီး ရင်းနှီးမြှုပ်နှံမှုကော်မတီ

ရက်စွဲ။ ။ ၂၀၂၀ ခုနှစ်၊ မတ်လ (၄)ရက်။

အကြောင်းအရာ။ ။ မီးဘေးအန္တရာယ်ကာကွယ်ခြင်း (Fire Safety) လုပ်ငန်းများကို လုပ်ဆောင်သွားမည် ဖြစ်ကြောင်းအသိပေးတင်ပြခြင်း။

အထက်အကြောင်းအရာပါကိစ္စနှင့် ပတ်သက်၍ Riverside Bagan Limited အနေဖြင့် မန္တလေးတိုင်း၊ ညောင်ဦးခရိုင်၊ ညောင်ဦးမြို့တွင် ဟိုတယ်နှင့်ဆက်စပ်စီးပွားရေးလုပ်ငန်းများကို ရေရှည်လုပ်ကိုင်ရင်းနှီးမြှုပ်နှံသွားရန် ရည်ရွယ်ချက်ထားရှိပြီးဖြစ်ပါသောကြောင့် နိုင်ငံတကာအဆင့်မှီ ဟိုတယ်ဝန်ဆောင်မှုလုပ်ငန်းအားဆောင်ရွက်ခွင့်ပြုနိုင်ပါရန် အတည်ပြုလျှောက်ထားလွှာအား မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်သို့ ပေးပို့တင်ပြထားပါသည်။

သို့ဖြစ်ပါ၍ Riverside Bagan Limited အနေဖြင့် ဟိုတယ်လုပ်ငန်းလုပ်ကိုင်ဆောင်ရွက်ရာ၌ မီးဘေးအန္တရာယ်ကို ကြိုတင်ကာကွယ်နိုင်ရန်အတွက် အောက်ပါအတိုင်း စီမံဆောင်ရွက်သွားမည်ဖြစ်ပါ သည်။

(၁) Fire Alarm များဖြစ်သော Smoke Detector နှင့် Heat Detector များကို သင့်တော်သလိုတပ်ဆင်ပါမည်။ Manual Call Point, Alarm Bell နှင့် Fire Command Center များထည့်သွင်းတည်ဆောက်မည်ဖြစ်ပါသည်။ Fire Hosereel များကို တစ်ထပ်လျှင် (၁) လုံးစီ ဖြင့် အခန်းအားလုံးရေပက်ဖြန်းနိုင်ရန်ထားရှိပါမည်။

(၂) ဟိုတယ်အဆောက်အဦးအတွင်းတွင် ခေတ်မီမီးသတ်ဆေးဗူးများကို ဟိုတယ်အခန်းတိုင်းတွင် ထားရှိမည်ဖြစ်ပြီး ဟိုတယ်ဝန်းအတွင်းတွင်လည်း မီးသတ်ဆေးဗူးများကို ထားရှိမည်ဖြစ်ပါသည်။

(၃) မီးဘေးလုံခြုံရေးအတွက် အနည်းဆုံးရေဂါလံ (၅၀၀၀) ဆံ့ မီးသတ်ရေကန်တစ်ခုပြုလုပ်ပြီး၊ အမြဲတမ်းရေပြည့်နေစေရန်သိုလှောင်ထားရှိပါမည်။

(၄) ၎င်းရေကန်အနီးတွင် အဆင်သင့်အသုံးပြုနိုင်ရန် 10 HP ရှိမော်တာနှင့် ရေစုပ်စက်အပါအဝင် မီးသတ်ပိုက်နှင့် ပိုက်ခေါင်းများထားရှိမည်ဖြစ်ပါသည်။

(၅) ဟိုတယ်လုပ်ငန်းမှထွက်ရှိလာသောဟိုတယ်အသုံးအဆောင်ပစ္စည်းများနှင့် သက်ဆိုင်သောအမှိုက်များကို စနစ်တကျနေရာသတ်မှတ်၍ပုံထားပြီး မြို့နယ်စည်ပင်သာယာရေး ကော်မတီရုံး၏ ညွှန်ကြားချက်အတိုင်းအမှိုက်များ စွန့်ပစ်ခြင်းကို ပြုလုပ်မည်ဖြစ်ပါသည်။

(၆) မြို့နယ်မီးသတ်တပ်ဖွဲ့များမှ အခါအားလျော်စွာ ပို့ချသင်ကြားပေးသည့် မီးသတ်သင်တန်းများသို့ ဟိုတယ်ဝန်ထမ်း (၁၀) ဦးကိုတက်ရောက်စေပြီး ၎င်းတို့ကို အဖွဲ့ခေါင်းဆောင်များ

RIVERSIDE BAGAN LIMITED

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အဖြစ်တာဝန်ပေးအပ်ပြီး မီးသတ်ကာကွယ်ငြိမ်းသတ်ရေးအဖွဲ့များ ဖွဲ့စည်းထားရှိမည်ဖြစ်ကြောင်း တင်ပြအပ်ပါသည်။

လေးစားစွာဖြင့်

Mr. Chi Yam Cyrus Pun
Director
Riverside Bagan Limited

RIVERSIDE BAGAN LIMITED

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To

Chairman
Mandalay Region/ State Investment Committee

Date. March (4) 2020

Subject: The planning of Pleasant Working Conditions and Environment Systems and Social Welfares Plan

With regard to the above matter, we, Riverside Bagan Limited will construct Hotel to provide services concerning with hotel business in Nyaung Oo Township. Our company strongly commits that all our operations is planning to create Safety and Pleasant Working Conditions & Environment System and Social Welfare for the employees as following.

Planning

Planning shall be two parts;

(1) Safety and Pleasant Working Conditions & Environment System
(2) Social Welfare for the employees

1. Planning to create the Safety and Pleasant Working Conditions &Environment as follows;
   a) To construct the proper drainage system to get clean water and fresh air ventilation system.
   b) To grow trees and beautiful flowers plants in the compound of the hotel.
   c) To arrange enough & suitable benches and tables for lunch and resting for employees
   d) To train the employees to participate individually in the hotel sanitation works and to arrange garbage bins around
   e) To arrange to get fresh air-ventilation at the working places with open windows exhaust fans and air-conditioners.
   f) To construct clean and hygienic toilets separating between men and women employees. Daily sanitation shall be done using proper pest control system.
   g) To modify clear working procedures/rules
   h) To respect contributions of employees and recognize their contribution to the company
   i) To give employees the chance to raise creative ideas for development of the company and give them a bonus if they have valuable ideas
   j) To respect the differences of personal characteristics or identities between employees in the company

2. Planning to create the Social Welfares for employees as follows;
   a) To arrange ferries for employees daily with proper vehicles without any charges.
   b) To arrange first aid kits and sick room
   c) To arrange purified drinking water system.

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d) To take care the employees immediately when accidents happen and sending the injured staffs to the hospitals if necessary. These staffs shall to be treated to get the normal condition at the cost of the company.
e) To appoint employees signing the contract according the prevailing Myanmar Laws.
f) To follow up the minimum wages system laydown by the relevant authorities.
g) To pay over-time charges according to the rules and regulation.
h) To allow weekend holiday once a week.
i) To arrange uniforms.
j) To issue social insurance.
k) To grant gazette holidays according to the Myanmar Official Calendar.

Yours Sincerely,

Mr. Chi Yam Cyrus Pun
Director
Riverside Bagan Limited

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သို့

ဥက္ကဋ္ဌ
မန္တလေးတိုင်းဒေသကြီးရင်းနှီးမြှုပ်နှံမှုကော်မတီ

ရက်စွဲ။ ။၂၀၂၀ ခုနှစ်၊ မတ်လ (၄) ရက်

အကြောင်းအရာ။ ။ ဟိုတယ်ဝန်ထမ်းများ၏ လုပ်ငန်းခွင်အတွင်းသာယာရေးအတွက် စီစဉ်ဆောင်ရွက်ထားမှုများအားတင်ပြခြင်း။

အထက်အကြောင်းအရာပါကိစ္စနှင့် ပတ်သက်၍ Riverside Bagan Limited အနေဖြင့် မန္တလေးတိုင်း၊ ညောင်ဦးခရိုင်၊ ညောင်ဦးမြို့တွင် ဟိုတယ်နှင့်ဆက်စပ်စီးပွားရေးလုပ်ငန်းများကို ရေရှည်လုပ်ကိုင်ရင်းနှီးမြှုပ်နှံသွားရန် ရည်ရွယ်ချက်ထားရှိပြီးဖြစ်ပါသောကြောင့် နိုင်ငံတကာအဆင့်မှီ ဟိုတယ်ဝန်ဆောင်မှုလုပ်ငန်းအားဆောင်ရွက်ခွင့်ပြုနိုင်ပါရန် အတည်ပြုလျှောက်ထားလွှာအား မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်သို့ ပေးပို့တင်ပြအပ်ပါသည်။

သို့ဖြစ်ပါ၍ Riverside Bagan Limited အနေဖြင့် ဟိုတယ်လုပ်ငန်းလုပ်ကိုင်ဆောင်ရွက်ရာ၌ ဟိုတယ်တွင်တာဝန်ထမ်းဆောင်နေသော ဝန်ထမ်းများအတွက် လုပ်ငန်းခွင်သာယာရေးအတွက် အောက်ဖော်ပြပါ ကဏ္ဍများအလိုက် စီစဉ်ဆောင်ရွက်ထားရှိမည် ဖြစ်ပါကြောင်း တင်ပြအပ်ပါသည်။

စီစဉ်ဆောင်ရွက်ထားရှိမှုအစီအစဉ်များ

(၁) လုပ်ငန်းခွင် နှင့် အလုပ်ပတ်ဝန်းကျင် သာယာမှုရှိစေရေးနှင့် အန္တရာယ်ကင်းရှင်းရေး။

(၂) ဝန်ထမ်းများအတွက် လူမှုဖူလုံရေးအကျိုးခံစားခွင့်များ

(၁) လုပ်ငန်းခွင် နှင့် အလုပ်ပတ်ဝန်းကျင် သာယာမှုရှိစေရေးနှင့် အန္တရာယ်ကင်းရှင်းရေးဆောင်ရွက်မှု

(က) သန့်ရှင်းသောရေ နှင့် လေကောင်းလေသန့်ရရှိရေးအတွက် သင့်တော်သောရေနုတ်မြောင်းစနစ်ကိုတည်ဆောက်ပေးရန်။

(ခ) ဟိုတယ်ဝင်းအတွင်း သစ်ပင်များနှင့်လှပသောပန်းမာန်ပင်များစိုက်ပျိုးရန်။

(ဂ) ဝန်ထမ်းများအတွက် နေ့လည်စာစားရန်နှင့် အနားယူရန်အတွက်သင့်တော်သော ခုံတန်းရှည်များ နှင့်စားပွဲများစီစဉ်ပေးရန်။

(ဃ) ဟိုတယ်သန့်ရှင်းရေးလုပ်ငန်းများတွင် ဝန်ထမ်းတစ်ဦးချင်းပါဝင်စေရန် နှင့် ဟိုတယ်ပတ်ဝန်းကျင်တွင် အမှိုက်ပုံးများစီစဉ်ပေးရန်။

(င) တံခါးဖွင့်ပြတင်းပေါက်များနှင့် လေအေးပေးစက်များပါဝင်သောနေရာများတွင် လေဝင်လေထွက်ကောင်းအောင် စီစဉ်ပေးရန်။

(စ) အမျိုးသားနှင့်အမျိုးသမီးဝန်ထမ်းများအား သန့်ရှင်းသောအိမ်သာများ တည်ဆောက် ပေးရန်။ သင့်လျော်သောပိုးမွှားနှိမ်နင်းရေးစနစ်ကိုအသုံးပြု၍ နေ့စဉ်သန့်ရှင်းမှု ပြုလုပ်ပေးရန်။

(ဆ) ရှင်းလင်းသောလုပ်ငန်း လုပ်ထုံးလုပ်နည်းများ/စည်းမျဉ်းများကိုချမှတ်ပေးရန်။

RIVERSIDE BAGAN LIMITED

Company Registration Number: 109038938
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(ဈ) ဝန်ထမ်းများ၏ပူးပေါင်းပါဝင်မှုများကိုလေးစားရန်နှင့် ၎င်းတို့၏ကုမ္ပဏီအပေါ် ပံ့ပိုးမှု များ ကို အသိအမှတ်ပြုရန်။

(ဍ) ဝန်ထမ်းများအား ကုမ္ပဏီ၏ဖွံ့ဖြိုးတိုးတက်မှုအတွက် ဖန်တီးမှုစိတ်ကူးများကို တင်ပြရန်နှင့် တန်ဖိုးရှိသောအကြံဉာဏ်များရှိပါက ၎င်းတို့အားခံစားခွင့်များပေးရန်။

(ည) ကုမ္ပဏီအတွင်းရှိဝန်ထမ်းများအကြား ပုဂ္ဂိုလ်ရေးလက္ခဏာများအရ ကွဲပြားခြားနား မှုများကို လေးစားမှုရှိရန်။

(၂) ဝန်ထမ်းများ၏လူမှုဖူလုံရေးအကျိုးခံစားခွင့်များအတွက်ဆောင်ရွက်ထားမှု။

(က) ဟိုတယ်ဝန်ထမ်းများအား ကြို/ပို့ယာဉ် စီစဉ်ထားရှိပေးရန်။

(ခ) ရှေးဦးသူနာပြုပစ္စည်းများ နှင့် နာမကျန်းသူများနားနေခန်း (၁) ခန်းစီစဉ်ထားရှိပေးရန်။

(ဂ) သောက်ရေသန့်စနစ်ကိုသာထားရှိစေရန်။

(ဃ) မတော်တဆမှုများဖြစ်ပွားသောအခါအလုပ်သမားများကို ချက်ချင်းဂရုစိုက်ပြီး လိုအပ်ပါက ဒဏ်ရာရသူဝန်ထမ်းများကို ဆေးရုံသို့ပို့ပေးရန်။ ထိုဝန်ထမ်းများကို ကုမ္ပဏီကုန်ကျစရိတ်ဖြင့် ကုသစေရန်။

(င) ဝန်ထမ်းခန့်ထားရာတွင်လက်ရှိဥပဒေများအရစာချုပ်ချုပ်ဆိုခန့်ထားရန်။

(စ) သက်ဆိုင်ရာအာဏာပိုင်များမှသတ်မှတ်ထားသော အနိမ့်ဆုံးလုပ်ခလစာ ပေးချေခြင်း ဥပဒေကို လိုက်နာရန်။

(ဆ) ဝန်ထမ်းများ၏ အချိန်ပိုလုပ်အားခအား စည်းမျဉ်းစည်းကမ်းများနှင့်အညီ ပေးဆောင်ရန်။

(ဈ) ဝန်ထမ်းများအားအပတ်စဉ်အားလပ်ရက်ခွင့်ပြုရန်။

(ည) ဝန်ထမ်းများအားယူနီဖောင်းများကိုစီစဉ်ရန်။

(ဋ) ဝန်ထမ်းများအားလူမှုဖူလုံရေးအာမခံကိုထုတ်ပေးရန်။

(ဌ) မြန်မာပြက္ခဒိန်အရ အစိုးရမှသတ်မှတ်ထားသော ပြက္ခဒိန်အားလပ်ရက်များပေးရန်။

လေးစားစွာဖြင့်

Mr. Chi Yam Cyrus Pun
Director
Riverside Bagan Limited

RIVERSIDE BAGAN LIMITED

Company Registration Number: 109038938
The Campus, 1 Office Park, Rain Tree Drive, Pun Hlaing Estate, Hlaing Thayar Township, Yangon, 11401, Myanmar
Tel: +95 1 3687766 Fax: +95 1 3687687, 3687698, 3687699

To

Chairman

Mandalay Region/ State Investment Committee

Date. March (4) 2020

Subject: Commitment to Implement Health Plan

With regard to the above matter, we, Riverside Bagan Limited will construct Hotel to provide services concerning with hotel business in Nyaung Oo Township. Our company strongly commits that all our operations is planning to implement Health Plan as following.

(a) Medicines, medical supplies and equipment will be provided for emergency treatment.

(b) Sick rooms and first aid kits will be provided.

(c) If injured, they will be sent to a Social Security Clinic for medical treatment.

(d) The management team will select some of the hotel staffs to attend emergency nursing course once in three months.

(e) The company will also provide medical assistance if necessary, for the health of long-term employees.

Yours Sincerely,

Mr. Chi Yam Cyrus Pun
Director
Riverside Bagan Limited

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သို့

ဥက္ကဋ္ဌ
မန္တလေးတိုင်းဒေသကြီး ရင်းနှီးမြှုပ်နှံမှုကော်မတီ

ရက်စွဲ။ ။ ၂၀၂၀ ခုနှစ်၊ မတ်လ၊ (၄) ရက်။

အကြောင်းအရာ။ ။ ကျန်းမာရေးအတွက်စီစဉ်ထားရှိမှု။

အထက်အကြောင်းရာပါကိစ္စနှင့်ပတ်သက်၍ Riverside Bagan Limited အနေဖြင့် မန္တလေးတိုင်း၊ ညောင်ဦးခရိုင်၊ ပုဂံမြို့တွင် ကြယ်သုံးပွင့်အဆင့်ရှိ နိုင်ငံတကာအဆင့်မီ ဟိုတယ်ဝန်ဆောင်မှုလုပ်ငန်းများကို ဆောင်ရွက်ခွင့်ပြုနိုင်ပါရန် အတည်ပြုလျှောက်ထားလွှာအား မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်သို့ ပေးပို့တင်ပြအပ်ပါသည်။

သို့ဖြစ်ပါ၍ Riverside Bagan Limited အနေဖြင့် ဟိုတယ်လုပ်ငန်းလုပ်ကိုင်ဆောင်ရွက်ရာ၌ ဟိုတယ်တွင်လာရောက်တည်းခိုသော ဧည့်သည်များအတွက်သာမက ဟိုတယ်ဝန်ထမ်းများအတွက်ပါ ကျန်းမာရေး စောင့်ရှောက်မှုအစီအစဉ်များကို အောက်ပါအတိုင်း စီမံဆောင်ရွက်သွားမည်ဖြစ်ပါ သည်။

(က) ကုမ္ပဏီတွင် အရေးပေါ်ကုသနိုင်ရန်အတွက် ဆေးနှင့်ဆေးပစ္စည်း၊ အထောက်အကူပြုပစ္စည်းများကို ထားရှိပေးမည်ဖြစ်ပါသည်။

(ခ) ကုမ္ပဏီတွင် ရှေးဦးသူနာပြုသေတ္တာများနှင့် နာမကျန်းသူများနားနေခန်း (၁) ခန်း စီစဉ်ထားရှိပါမည်။

(ဂ) ထိခိုက်ဒဏ်ရာရရှိပါက လူမှုဖူလုံရေးဆေးခန်းသို့ စေလွှတ်၍ ဆေးဝါးကုသမှု ခံယူစေ ပါမည်။

(ဃ) အရေးပေါ်ထိခိုက်ဒဏ်ရာရရှိသည့် ဝန်ထမ်းအား ရှေးဦးသူနာပြုစုပေးနိုင်ရန်အတွက် အခါအားလျော်စွာ ကျန်းမာရေးနှင့်ဆိုင်သည့်ပညာပေးသင်တန်းများသို့ (၃) လ (၁) ကြိမ် စေလွှတ် သင်ကြားစေမည်ဖြစ်ပါသည်။

(င) ကုမ္ပဏီတွင် နှစ်ရှည်အလုပ်လုပ်သည့်ဝန်ထမ်းများ၏ ကျန်းမာရေးအတွက် လိုအပ်ပါက ဆေးကုစရိတ်ကိုလည်း ကုမ္ပဏီမှ ထောက်ပံ့ပေးမည်ဖြစ်ပါသည်။

လေးစားစွာဖြင့်

Mr. Chi Yam Cyrus Pun
Director
Riverside Bagan Limited

RIVERSIDE BAGAN LIMITED

Company Registration Number: 109038938
The Campus, 1 Office Park, Rain Tree Drive, Pun Hlaing Estate, Hlaing Thayar Township, Yangon, 11401, Myanmar
Tel: +95 1 3687766 Fax: +95 1 3687687, 3687698, 3687699

To

Chairman

Mandalay Region/ State Investment Committee

Date. March (4) 2020

Subject: Planning to implement of Car Parking

With regard to the above matter, we, Riverside Bagan Limited will construct Hotel to provide services concerning with hotel business in Nyaung Oo Township. Therefore, we would like to inform that in our feasibility design of the proposed project, there will be a parking space on the front of the hotel and 15 cars will be available on the parking area.

Yours Sincerely,

Mr. Chi Yam Cyrus Pun
Director
Riverside Bagan Limited

RIVERSIDE BAGAN LIMITED

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သို့

ဥက္ကဋ္ဌ
မန္တလေးတိုင်းဒေသကြီး ရင်းနှီးမြှုပ်နှံမှုကော်မတီ

ရက်စွဲ။ ။ ၂၀၂၀ ခုနှစ်၊ မတ်လ၊ (၄) ရက်။

အကြောင်းအရာ။ ။ ကားပါကင်ထားရှိမှု အခြေအနေအား ရှင်းလင်းတင်ပြခြင်း။

အထက်ပါအကြောင်းရာပါကိစ္စနှင့်ပတ်သက်၍ Riverside Bagan Limited အနေဖြင့် မန္တလေးတိုင်း၊ ညောင်ဦးခရိုင်၊ ပုဂံမြို့တွင် ကြယ်သုံးပွင့်အဆင့်ရှိ နိုင်ငံတကာအဆင့်မှီ ဟိုတယ်ဝန်ဆောင်မှုလုပ်ငန်းများကို ဆောင်ရွက်ခွင့်ပြုနိုင်ပါရန် အတည်ပြုလျှောက်ထားလွှာအား မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်သို့ ပေးပို့တင်ပြအပ်ပါသည်။

သို့ပါ၍ ကျွန်တော်များကုမ္ပဏီ၏ အတည်ပြုပုံစံတွင် ဟိုတယ်အရှေ့မျက်နှာစာတွင် ကားရပ်နားရန် နေရာတည်ဆောက်သွားမည်ဖြစ်ပြီး မော်တော်ကား (၁၅) စီး ထားရှိနိုင်မည်ဖြစ်ပါကြောင်း အသိပေး အကြောင်းကြား တင်ပြအပ်ပါသည်။

လေးစားစွာဖြင့်

Mr. Chi Yam Cyrus Pun
Director
Riverside Bagan Limited

RIVERSIDE BAGAN LIMITED

Company Registration Number: 1191FC/2016-2017(YGN)
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To

Chairman

Mandalay Region/ State Investment Committee

Date. March (4) 2020

Subject: Explanation of the construction period is two years.

With regard to the above matter, we, Riverside Bagan Limited will construct Hotel to provide services concerning with hotel business in Nyaung Oo Township. Therefore, we would like to inform that the construction period of Riverside Bagan Limited is two years according to our estimated timeline.

Yours Sincerely,

Mr. Chi Yam Cyrus Pun
Director
Riverside Bagan Limited

RIVERSIDE BAGAN LIMITED

Company Registration Number: 109038938
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သို့

ဥက္ကဋ္ဌ
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ရက်စွဲ။ ။ ၂၀၂၀ ခုနှစ်၊ မတ်လ၊ (၄) ရက်။

အကြောင်းအရာ။ ။ တည်ဆောက်ရေးကာလ (၂) နှစ်ဖြစ်ပါကြောင်း ရှင်းလင်းတင်ပြခြင်း။

အထက်ပါအကြောင်းရာပါကိစ္စနှင့်ပတ်သက်၍ Riverside Bagan Limited အနေဖြင့် မန္တလေးတိုင်း၊ ညောင်ဦးခရိုင်၊ ပုဂံမြို့တွင် ကြယ်သုံးပွင့်အဆင့်ရှိ နိုင်ငံတကာအဆင့်မှီ ဟိုတယ်ဝန်ဆောင်မှုလုပ်ငန်းများကို ဆောင်ရွက်ခွင့်ပြုနိုင်ပါရန် အတည်ပြုလျှောက်ထားလွှာအား မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုကော်မရှင်သို့ ပေးပို့ တင်ပြအပ်ပါသည်။

သို့ဖြစ်ပါ၍ Riverside Bagan Limited ၏ တည်ဆောက်ရေးကာလမှာ (၂) နှစ်ဖြစ်ပါကြောင်း အသိပေးအကြောင်းကြား တင်ပြအပ်ပါသည်။

လေးစားစွာဖြင့်

Mr. Chi Yam Cyrus Pun
Director
Riverside Bagan Limited

RIVERSIDE BAGAN LIMITED

Company Registration Number: 109038938
The Campus, 1 Office Park, Rain Tree Drive, Pun Hlaing Estate, Hlaing Thayar Township, Yangon, 11401, Myanmar
Tel: +95 1 3687766 Fax: +95 1 3687687, 3687698, 3687699

Commitment to follow the Environmental Management Plan (EMP)

Date. March (4) 2020

Regarding the above matter, we, Riverside Bagan Limited will construct Hotel to provide services concerning with hotel business in Nyaung Oo District, Nyaung Oo Township. Our company strongly commits that all our operations will be performed in an environmentally friendly manner Environmental Conservation Law, Environmental Conservation Rules, and relevant environmental standards through successful implementation of mitigation measures stated in the Environmental Management Plan (EMP) Report.

Yours Sincerely,

Mr. Chi Yam Cyrus Pun
Director
Riverside Bagan Limited

RIVERSIDE BAGAN LIMITED

Company Registration Number: 109038938
The Campus, 1 Office Park, Rain Tree Drive, Pun Hlaing Estate, Hlaing Thayar Township, Yangon, 11401, Myanmar
Tel: +95 1 3687766 Fax: +95 1 3687687, 3687698, 3687699

ကတိခံဝန်ချက်

ရက်စွဲ။ ။ ၂၀၂၀ ခုနှစ်၊ မတ်လ၊ (၄) ရက်။

အထက်အကြောင်းအရာပါကိစ္စနှင့် ပတ်သက်၍ Riverside Bagan Limited အနေဖြင့် မန္တလေးတိုင်း၊ ညောင်ဦးခရိုင်၊ ပုဂံမြို့တွင် ဟိုတယ်ဝန်ဆောင်မှုလုပ်ငန်းများကို ရေရှည်လုပ်ကိုင်ရင်းနှီးမြှုပ်နှံသွားရန် ရည်ရွယ်ချက်ရှိပြီးဖြစ်ပါသောကြောင့် မြန်မာနိုင်ငံရင်းနှီးမြှုပ်နှံမှုဥပဒေနှင့်အညီ ဆောင်ရွက်သွားမည်ဖြစ်ပြီး သဘာဝပတ်ဝန်းကျင်နှင့် လူမှုပတ်ဝန်းကျင်ထိခိုက်မှုအနည်းဆုံးဖြစ်စေမည့် ပတ်ဝန်းကျင်ထိန်းသိမ်းရေး အစီအစဉ်များ (IEE/ EMP) ရေးဆွဲပြီး ၎င်းအစီအစဉ်များအတိုင်း လိုက်နာဆောင်ရွက်သွားမည်ဖြစ်ပါကြောင်း ဝန်ခံကတိပြုပါသည်။

လေးစားစွာဖြင့်

Mr. Chi Yam Cyrus Pun
Director
Riverside Bagan Limited

ကုမ္ပဏီမှတ်ပုံတင်လက်မှတ်

Certificate of Incorporation

ရေးဗားဆိုဒ် ပုဂံ လီမိတက်

RIVERSIDE BAGAN LIMITED

Company Registration No. 109038938

မြန်မာနိုင်ငံကုမ္ပဏီများအက်ဥပဒေ ၁၉၁၄ ခုနှစ် အရ

ရေးဗားဆိုဒ် ပုဂံ လီမိတက်

အား ၂၀၁၇ ခုနှစ် မတ်လ ၃၁ ရက်နေ့တွင်

အစုရှယ်ယာအားဖြင့် တာဝန်ကန့်သတ်ထား သည့် အများနှင့်မသက်ဆိုင်သောကုမ္ပဏီ

အဖြစ် ဖွဲ့စည်းမှတ်ပုံတင်ခွင့် ပြုလိုက်သည်။

This is to certify that

RIVERSIDE BAGAN LIMITED

was incorporated under the Myanmar Companies Act 1914 on 31 March 2017 as a Private Company Limited by Shares.

ကုမ္ပဏီမှတ်ပုံတင်အရာရှိ

Registrar of Companies

ရင်းနှီးမြှုပ်နှံမှုနှင့်ကုမ္ပဏီများညွှန်ကြားမှုဦးစီးဌာန

Directorate of Investment and Company Administration

Former Registration No. 1191FC/2016-2017(YGN)

Myanmar Companies Online Registry - Company Extract

Company Name (English)
RIVERSIDE BAGAN LIMITED

Company Name (Myanmar)
ရေးဗားဆိုဒ် ပုဂံ လီမိတက်

Company Information

Registration Number 109038938	**Registration Date** 31/03/2017	**Status** Registered
Company Type Private Company Limited by Shares	**Foreign Company** Yes	**Small Company** No
'rincipal Activity -	**Date of Last Annual Return** -	**Previous Registration Number** 1191FC/2016-2017(YGN)

Addresses

Registered Office In Union	The Campus, 1 Office Park, Rain Tree Drive, Pun Hlaing Estate Hlaing Thayar Township Yangon, Myanmar 11401

Officers

Name:	DAW TIN WINN NGE	Type:	Director
Date of Appointment:	13/11/2018	Date of Birth:	29/12/1969
Nationality:	Myanmar	N.R.C./Passport:	12/MAYAKA(N)006214
Gender:	Female	Business Occupation:	-
Name:	MR. CHI YAM CYRUS PUN	Type:	Director
Date of Appointment:	01/02/2019	Date of Birth:	24/10/1979
Nationality:	China	N.R.C./Passport:	KJ0651607
Gender:	Male	Business Occupation:	-

Ultimate Holding Company

Name of Ultimate Holding Company	**Jurisdiction of Incorporation**	**Registration Number**
Memories Group Limited	Singapore	201201631D

Share Capital Structure

Total Shares Issue by Company	**Currency of Share Capital**
25,000	USD

Class	Description	Total Number	Total Amount Paid	Total Amount Unpaid
ORD	Ordinary	25,000	25,000	0

Members

Name of Company:	MM (BL) PTE. LTD.

DIRECTORATE OF INVESTMENT AND COMPANY ADMINISTRATION

Myanmar Companies Online Registry - Company Extract

Company Name (English)
RIVERSIDE BAGAN LIMITED

Company Name (Myanmar)
ရေးဟားဆိုဒ် ပုဂံ လီမိတက်

Registration Number:	201634859D	Jurisdiction of Incorporation:	Singapore

Class	Description	Total Number	Total Amount Paid	Total Amount Unpaid
ORD	Ordinary	25,000	25,000	0

Mortgages and Charges

Form / Filing Type	Effective Date
No records available	

Details about all mortgages and charges can be accessed from the Company Profile Filing History at no charge.

Filing History

Form/ Filing Type	Effective Date
D-1 | Particulars of directors and secretary	19/02/2019
B-1 | Application for re-registration of a private company limited by shares	13/11/2018

EXTRACT GENERATED ON 19/02/2019 AT 15:40

Business Profile (Company) of MM (BL) PTE. LTD. (201634859D) **Date: 08/01/2020**

The Following Are The Brief Particulars of :

Registration No.	:	201634859D
Company Name.	:	MM (BL) PTE. LTD.
Former Name if any	:	
Incorporation Date.	:	23/12/2016
Company Type	:	PRIVATE COMPANY LIMITED BY SHARES
Status	:	Live Company
Status Date	:	23/12/2016

Principal Activities

Activities (I)	:	OTHER HOLDING COMPANIES (64202)
Description	:	
Activities (II)	:	
Description	:	

Capital

Issued Share Capital (AMOUNT)	Number of Shares *	Currency	Share Type
11707050	11707050	SINGAPORE, DOLLARS	ORDINARY

* Number of Shares includes number of Treasury Shares

Paid-Up Capital (AMOUNT)	Number of Shares	Currency	Share Type
11707050		SINGAPORE, DOLLARS	ORDINARY

COMPANY HAS THE FOLLOWING ORDINARY SHARES HELD AS TREASURY SHARES

Number Of Shares	Currency

WHILST EVERY ENDEAVOR IS MADE TO ENSURE THAT INFORMATION PROVIDED IS UPDATED AND CORRECT. THE AUTHORITY DISCLAIMS ANY LIABILITY FOR ANY DAMAGE OR LOSS THAT MAY BE CAUSED AS A RESULT OF ANY ERROR OR OMISSION.

Business Profile (Company) of MM (BL) PTE. LTD. (201634859D) **Date: 08/01/2020**

Registered Office Address	:	63 MOHAMED SULTAN ROAD #02-14 SULTAN-LINK SINGAPORE (239002)
Date of Address	:	01/01/2020
Date of Last AGM	:	30/09/2019
Date of Last AR	:	25/10/2019
FYE As At Date of Last AR	:	31/03/2019

Audit Firms

NAME
NEXIA TS PUBLIC ACCOUNTING CORPORATION

Charges

Charge No.	Date Registered	Currency	Amount Secured	Chargee(s)

Officers/Authorised Representative(s)

Name / Address	ID	Nationality / Position Held	Source of Address	Date of Appointment
PUN CHI YAM CYRUS	P058022(1)	CHINESE	ACRA	01/02/2019
20/F SPA CENTRE, 53 LOCK HART RD WAN CHAI, HONG KONG		Director		
SERGE PUN	S2761399C	MYANMAR	ACRA	18/08/2017
150 PRINCE CHARLES CRESCENT #02-02 TANGLIN VIEW SINGAPORE (159012)		Director		
TUN TUN	MD459943	MYANMAR	ACRA	27/12/2016
NO. (121), GROUND FLOOR, 18TH STREET, (2) WARD LATHA TOWNSHIP, YANGON, MYANMAR		Director		
LOO HWEE FANG	S7423271Z	SINGAPORE CITIZEN	ACRA	13/04/2017

Business Profile (Company) of MM (BL) PTE. LTD. (201634859D) **Date: 08/01/2020**

Officers/Authorised Representative(s)

Name / Address	ID	Nationality / Position Held	Source of Address	Date of Appointment
11 KERIS DRIVE CATHAY GARDENS SINGAPORE (456974)		Secretary		

Shareholder(s)

	Name / Address	ID	Nationality/Place of incorporation/Origin	Source of Address	Address Changed
1	MM MYANMAR PTE. LTD.	201634838G	SINGAPORE	ACRA	
	63 MOHAMED SULTAN ROAD #02-14 SULTAN-LINK SINGAPORE (239002)				

Ordinary(Number)	Currency
11707050	SINGAPORE, DOLLARS

Abbreviation

UL - Local Entity not registered with ACRA

UF - Foreign Entity not registered with ACRA

AR - Annual Return

AGM - Annual General Meeting

FS - Financial Statements

FYE - Financial Year End

OSCARS - One Stop Change of Address Reporting Service by Immigration & Checkpoint Authority.

Note :

- The information contained in this Business Profile is extracted from lodgements filed by this entity with ACRA.

- The list of officers for this entity is available for online authentication within 30 days from the date of purchase of this Business Profile. Please scan the QR code available on the last page of this profile to access the authentication page. For more information, please visit www.acra.gov.sg.

Authentication No. : N20016990T

INFORMATION RESOURCES

Business Profile (Company) of MM (BL) PTE. LTD. (201634859D)

Date: 08/01/2020

FOR REGISTRAR OF COMPANIES AND BUSINESS NAMES
SINGAPORE

RECEIPT NO. : ACRA200108120842

DATE : 08/01/2020

This is computer generated. Hence no signature required.

Authentication No. : N20016990T

ကုမ္ပဏီမှတ်ပုံတင်လက်မှတ်

Certificate of Incorporation

ချင်းတွင်း ရင်းနှီးမြှုပ်နှံမှု လီမိတက်

CHINDWIN INVESTMENTS LIMITED

Company Registration No. 108012846

မြန်မာနိုင်ငံကုမ္ပဏီများအက်ဥပဒေ ၁၉၁၄ ခုနှစ် အရ

ချင်းတွင်း ရင်းနှီးမြှုပ်နှံမှု လီမိတက်

အား ၂၀၁၃ ခုနှစ် ဩဂုတ်လ ၁၄ ရက်နေ့တွင်

အစုရှယ်ယာအားဖြင့် တာဝန်ကန့်သတ်ထား သည့် အများနှင့်မသက်ဆိုင်သောကုမ္ပဏီ

အဖြစ် ဖွဲ့စည်းမှတ်ပုံတင်ခွင့် ပြုလိုက်သည်။

This is to certify that

CHINDWIN INVESTMENTS LIMITED

was incorporated under the Myanmar Companies Act 1914 on 14 August 2013 as a Private Company Limited by Shares.

ကုမ္ပဏီမှတ်ပုံတင်အရာရှိ

Registrar of Companies

ရင်းနှီးမြှုပ်နှံမှုနှင့်ကုမ္ပဏီများညွှန်ကြားမှုဦးစီးဌာန

Directorate of Investment and Company Administration

Former Registration No. 2367/2013-2014

DIRECTORATE OF INVESTMENT AND COMPANY ADMINISTRATION

Myanmar Companies Online Registry - Company Extract

Company Name (English)
CHINDWIN INVESTMENTS LIMITED

Company Name (Myanmar)
ချင်းတွင်း ရင်းနှီးမြှုပ်နှံမှု လီမိတက်

Company Information

Registration Number 108012846	**Registration Date** 14/08/2013	**Status** Registered
Company Type Private Company Limited by Shares	**Foreign Company** No	**Small Company** No
Principal Activity -	**Date of Last Annual Return** -	**Previous Registration Number** 2367/2013-2014

Addresses

Registered Office In Union

The Campus, 1 Office Park, Rain Tree Drive, Pun Hlaing Estate
Hlaing Thayar Township
Yangon Region , Myanmar 11401

Officers

Name:	MR. CHI YAM CYRUS PUN	Type:	Director
Date of Appointment:	01/02/2019	Date of Birth:	24/10/1979
Nationality:	China	N.R.C./Passport:	KJ0651607
Gender:	Male	Business Occupation:	-
Name:	U THEIM WAI @ SERGE PUN	Type:	Director
Date of Appointment:	26/10/2018	Date of Birth:	08/05/1953
Nationality:	Myanmar	N.R.C./Passport:	12/MAGATA(N)084053
Gender:	Male	Business Occupation:	-
Name:	U TUN TUN	Type:	Director
Date of Appointment:	26/10/2018	Date of Birth:	30/03/1975
Nationality:	Myanmar	N.R.C./Passport:	12/LATHANA(N)000136
Gender:	Male	Business Occupation:	-

Ultimate Holding Company

Name of Ultimate Holding Company	**Jurisdiction of Incorporation**	**Registration Number**
-	-	-

Share Capital Structure

Total Shares Issue by Company
50,000

Currency of Share Capital
MMK

Class	Description	Total Number	Total Amount Paid	Total Amount Unpaid
ORD	Ordinary	50,000	50,000,000	0

DIRECTORATE OF INVESTMENT AND COMPANY ADMINISTRATION

Myanmar Companies Online Registry - Company Extract

Company Name (English)
CHINDWIN INVESTMENTS LIMITED

Company Name (Myanmar)
ချင်းတွင်း ရင်းနှီးမြှုပ်နှံမှု လီမိတက်

Members

Name:	U TUN TUN		
Gender:	Male	Date of Birth:	30/03/1975
Nationality:	Myanmar	N.R.C./Passport:	12/LATHANA(N)000136

Class	Description	Total Number	Total Amount Paid	Total Amount Unpaid
ORD	Ordinary	500	500,000	0

Name:	U THEIM WAI @ SERGE PUN		
Gender:	Male	Date of Birth:	08/05/1953
Nationality:	Myanmar	N.R.C./Passport:	12/MAGATA(N)084053

Class	Description	Total Number	Total Amount Paid	Total Amount Unpaid
ORD	Ordinary	49,500	49,500,000	0

Mortgages and Charges

Form / Filing Type	Effective Date
Registration of mortgage or charge	
Registration of mortgage or charge	
Registration of mortgage or charge	
Registration of mortgage or charge	
Registration of mortgage or charge	

Details about all mortgages and charges can be accessed from the Company Profile Filing History at no charge.

Filing History

Form/ Filing Type	Effective Date
D-1 | Particulars of directors and secretary	19/02/2019
B-1 | Application for re-registration of a private company limited by shares	26/10/2018

備註 / OBSERVATIONS

KJ0651607

KJ0651607

中華人民共和國香港特別行政區

HONG KONG SPECIAL ADMINISTRATIVE REGION, PEOPLE'S REPUBLIC OF CHINA

/ TYPE

PASSPORT P CHN KJ0651607

HKPIC P0580221

/ SURNAME

潘 / PUN

名 / GIVEN NAMES

[illegible] / CHI YAM CYRUS

/ NATIONALITY

CHINESE

24 OCT 79

/ SEX

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HONG KONG

/ DATE OF ISSUE

01 DEC 17

01 DEC 27

/ AUTHORITY

香港特別行政區入境事務處

IMMIGRATION DEPARTMENT, HONG KONG SPECIAL ADMINISTRATIVE REGION

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KJ06516074CHN7910247M2712011<P0580221<<<<<50